

---

|                   |                                                            |               |               |
|-------------------|------------------------------------------------------------|---------------|---------------|
| Site Address:     | 2 Priory Gardens, Waterlooville, PO7 7RS                   |               |               |
| Proposal:         | Replace existing garage flat roof to a tiled pitched roof. |               |               |
| Application Type: | Full Planning Permission                                   |               |               |
| Application No:   | APP/22/00834                                               | Expiry Date:  | 22/12/2022    |
| Applicant:        | Mr M Munday                                                |               |               |
| Agent:            |                                                            | Case Officer: | Denise Sheath |
| Ward:             | Waterloo                                                   |               |               |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

2 Priory Gardens, Waterlooville, is a two storey detached property constructed with red/brown brick with a hung tiled roof. There is a solar panels to the front and rear roof slope of the main dwellinghouse . The property has a lean-to carport located along the northern side boundary with a detached flat roof garage along the rear/side northern boundary. The rear boundary treatment consists of 1.8m wooden fencing to the rear boundary with a section of 1.8m close boarded fencing to the rear southern side boundary leading to the detached garage within the neighbouring curtilage long this boundary. The frontage to the property is open with a block paved frontage.

## **2 Planning History**

None relevant

## **3 Proposal**

Replace existing garage flat roof to a tiled pitched roof.

## **4 Policy Considerations**

National Planning Policy Framework  
Havant Borough Council Borough Design Guide SPD December 2011  
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011  
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014  
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

Not required.

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

### **1 Letter of Support Received following Notice Served:**

Aesthetically, this will enhance the appearance of the garage. As a neighbour, we have no concerns with this proposal

### **Officers Comment:**

Noted

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal is to replace the existing flat roof on the detached garage with a pitched roof design with a maximum height of 4m, the roof tiles to be used in the construction will be similar in appearance to the roof tiles of the main dwellinghouse. The detached garage is located along the rear northern side boundary and is set back approximately 12m from the highway. The proposed alteration to the roof would be partially visible from northern entrance of Priory Gardens. It is not considered that the proposal would create a harmful impact upon the streetscene or character of the area.

7.4 It is noted No.4 Priory Gardens have carried out a similar development with a hipped roof replacement to their detached garage.

- 7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The neighbouring properties to the front and rear of the application site are a significant distance from proposed the roof alteration. It is therefore considered that the proposal would not have significant impact upon them.
- 7.7 The proposed roof alteration would have a distance of approximately 9m from the shared boundary with the neighbouring property to the south (No.4), this neighbouring property would be mainly screened from the development by the existing detached garage within their own curtilage along this shared boundary. It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.8 The proposed roof alteration would have a distance of approximately 12m from the rear facing elevation of the neighbouring property to the north (No.13 Wallis Road). It is therefore considered that the proposal would have a minimal and acceptable impact upon this neighbouring property.
- 7.9 There is a slight encroachment on the neighbouring property to the north (No. 13 Wallis Road). The application has now amended the ownership certificate, with Certificate B being submitted with 21 days notice served on affected neighbouring property. A letter of support has been received following the notice served.
- 7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

## **8 Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
-

## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00834 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 30 August 2022

Location Plan - Received 30 August 2022

Block Plan; Existing Floor Plan and Elevations - Received 30 August 2022

Proposed Floor Plan and Elevations - Received 30 August 2022

**Reason:** To ensure provision of a satisfactory development.

- 3 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.