
Site Address:	27 Rownhams Road, Havant, PO9 4QD		
Proposal:	Single storey garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/01027	Expiry Date:	15/02/2024
Applicant:	Mr Clayton		
Agent:		Case Officer:	Robert Riley
Ward:	Warren Park		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site, is a two-storey semi-detached dwellinghouse located on the the northern side of Rownhams Road, Havant. The application site has a front and rear garden and a paved driveway fronting onto Rownhams Road. The property's materials feature beige brickwork to form the external walls, and brown concrete tiles in a pitched gable design to install the roof.

The application site is in an area that could be considered both urban and residential, with the character of the road featuring two storey brockwork and render design dwellings.

2 Planning History

There is no relevant planning history to the application site.

3 Proposal

There is one element proposed to the application site:

- Single storey garage.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

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

5 Statutory and Non Statutory Consultations

Councillor Amy Redsull - Warren Park

No comment received

Councillor Tony Denton

No comment received

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

Dimensions

7.3 The proposed development would involve the construction of a double detached garage to the front of the property. The proposed garage would have a maximum width of approximately approximately 6.7 metres, a depth of approximately 8 metres and a maximum height of approximately 3.8 metres with the outbuilding to be installed with a pitched roof.

Usage

- 7.4 The proposed garage would be approximately 33.5 square metres and was confirmed by the agent to be used for general storage of items such as bicycles, tools and gym equipment.

Materials

- 7.5 The proposed works would feature concrete blocks to be used where the structure would not be visible, with tudor brown clay bricks to be used for the portions of wall that would be visible to the public realm. The roof would be installed with a felt and batten underlay, overlaid with tudor brown roofing tiles and capped with ridge tiles. These materials are considered acceptable.

Character and streetscene

- 7.6 Ordinarily garages to the front of properties are not encouraged in line with Havant Borough Design Guide SPD. Considering its design with a pitched roof and a proposed maximum height of approximately 3.8 metres, it was considered on a site visit that the screening offered to it by the brick wall with an approximate 2.3 metre maximum height would not be sufficient enough of the proposed garage on the street scene to offset the negative impacts upon the streetscene of Monkwood Close and Rownhams Road.
- 7.7 In regards to building lines, the proposed garage would not follow an established pattern set by nearby roads such as Rownham Road, Monkwood Close and Warnford Crescent. The garage would be closer to the road than the established pattern dictates and so would be out of character in regards to its surroundings.
- 7.8 Furthermore, No.27 Rownhams Road is a corner property and this means that the visual impact would be heightened, on the site visit it was noted that the garage is of a close proximity to the junction between Rownhams Road and Monkwood Close, as it is a corner property, it would not receive any shielding from the streetscene, and thus the proposals would heighten the increase of harm upon the visual amenities. In addition, on the site visit, it was noted, that 22 Monkwood close and 31 Rownhams Road both feature garages that are readily visible on the streetscene, however, both respect existing building lines, which is not seen with the proposals to No.27 Rownhams Road.
- 7.9 Furthermore, the proposed garage would be of a relatively large scale reducing its subserviency on Rownhams Road to the host dwelling and on the site visit it was determined that from Monkwood close that the scale of the garage would be overbearing in scale and negatively affect visual amenities due to its prominent location and design.
- 7.10 The design and appearance of the proposal is not deemed appropriate in context to the main building and is therefore considered to be unacceptable, thereby not meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.11 To the southwestern side and northeastern side of the application site are

properties at No.25 Rownhams Road and No.1 Monkwood Close. Due to proximity, the main impact to assess would be in regard to these two properties.

No.25 Rownhams Road

- 7.12 To the southwestern side of No.27 Rownhams Road is No.25. No.25 is considered to be screened by the proposed works to No.27 due to the existing dwelling and therefore the impact on No.25 is considered acceptable.

No.1 Monkwood Close

- 7.13 To the northeastern side of the application site is No.1 Monkwood Close. No.1 would be primarily affected to the front elevation of the property. To the front of No.1 the proposed approximate 3.8 metre garage would be in close proximity to the property. It is considered that the scale and the bulk of the garage would increase a sense of overbearing to No.1 due to the limited separation distance of approximately 2.6 metres. This is considered to increase loss of light and overshadowing upon No.1's front garden and the front elevation window which serves a living room. This would reduce the visual amenities of both the external space, and the ground floor living room. On consideration, as the rear garden would serve as the primary outdoor amenity space, the impact upon the front garden is acceptable. Furthermore, the living room window, though there would be increased overshadowing, is still receiving limited shielding, and an approximate separation distance of 4 metres and therefore on balance the works are considered acceptable upon No.1 Monkwood Close.

(iv) Flood risk

- 7.14 The application site is in a Level 3 flood zone area, however, the proposed works fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.
- 7.15 Consequently, it is considered that the proposal would appear overbearing, lead to a loss of outlook and would have an unacceptable impact on the properties immediately adjacent to the application site and the, thereby not 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 proposed garage by virtue of its location forward of the established front building line and the prominent corner location of the application site would result in an unsympathetic development that is out of character with the established pattern of development within the nearby area and that would be detrimental to the visual amenities currently enjoyed by its residents contrary to the provisions of the National Planning Policy Framework, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD which collectively require development to respect local context and create a positive relationship between buildings.

9 RECOMMENDATION:

That the Head of Place be authorised to **REFUSE PERMISSION** for application APP/23/01027

For the following reasons

- 1 The proposed garage by virtue of its location forward of the established front building line and the prominent corner location of the application site would result in an unsympathetic development that would be out of character with the established pattern of development within the nearby area and that would be detrimental to the visual amenities currently enjoyed by its residents contrary to the provisions of the National Planning Policy Framework, Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and Havant Borough Design Guide SPD which collectively require development to respect local context and create a positive relationship between buildings.