
Site Address: 16 Ramblers Way, Waterlooville, PO7 8RE
Proposal: Retention of wooden frame car port, with shed style felt roof.
Application Type: Retrospective Planning Permission
Application No: APP/22/00258 Expiry Date: 11/07/2022
Applicant: Mr Melliush
Agent: Case Officer: Denise Sheath
Ward: Cowplain

Recommendation: **REFUSE PLANNING PERMISSION IN RETROSPECT**

1 Site Description

16 Ramblers Way, Waterlooville, is a two storey semi detached property constructed with brown brick with a hung tiled roof. The front of the property has a small block paved area leading to the front entrance porch and a small grassed open area to the front side of the property.

- 1.2 The property is located within the south east corner of Ramblers Way, there is a public footpath adjacent the southern eastern boundary leading to a green open space area to the rear.
- 1.3 Currently a car port is situated at the front of the property and is subject of this retrospective application for its retention.

2 Planning History

00/65771/000 - Two storey side extension. PERM - 18/12/2000
APP/19/00104 - Prior notification for single storey development following demolition of existing conservatory extending 6 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3.7 metres.
GPDC - 25/02/2019

3 Proposal

Retention of wooden frame car port, with shed style felt 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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager - No Comment

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: 6

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

7.3 As noted above, this is a retrospective application to retain the car port that has been erected without the benefit of planning permission.

7.4 The Borough Design Guide states, inter alia, that garages and car ports should not project forward of the building lines.

7.5 The car port has been erected to the front of the property within a allocated parking space and adjacent to the footpath. It is noted that there are no other similar developments in the locality, and it is considered that the car port, by reason of its size, siting and design results in a prominent and incongruous feature in the street scene adversely impacting on the character of the area and the visual amenities of the street scene.

- 7.6 As such, the size, siting, design and appearance of the proposal is deemed inappropriate in context to the main building and its surroundings and is therefore considered to be unacceptable and contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and the Borough Design Guide.

(iii) Effect on neighbouring properties

- 7.7 Whilst the structure is clearly visible from other neighbouring properties, it is considered that there would be no direct adverse impacts to other neighbouring properties as a result of the development.
- 7.8 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 size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building and the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide 2011 and the National Planning Policy Framework.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PLANNING PERMISSION IN RETROSPECT** for application APP/22/00258 for the following reasons

The size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building and the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework.