
Site Address: 17 Warblington Avenue, Havant, PO9 2SD
Proposal: Conversion of existing garage/store and new front garden boundary wall to replace existing.
Application Type: Full Planning Permission
Application No: APP/22/00512 Expiry Date: 25/08/2022
Applicant: Mr A Bowles
Agent: Case Officer: Selina Donophy
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the east side of Warblington Avenue, Havant. This property has a pitched roof with 3 pitched roof dormers to the front roof slope. An internal garage projects forward at ground floor level and the elevations are formed from brickwork with tile to the roof. The site currently forms an open boundary with the pavement and there are trees on both sides of the site.

2 Planning History

95/54244/001 - Selective removal of overhanging branches of an As tree (T5) covered by
TPO 998., PERM,23/06/1995
08/54244/002 - Fell Ash tree (T1) and trim north-east sector of crown of Yew tree (T1) by 1.5 metres subject to TPO 998., PERM,14/08/2008
APP/10/00072 - Fell 1No. Yew tree (T1) subject to TPO 0998., PERM,02/06/2010
APP/16/00365 - Crown reduce by 30%, UNK,

3 Proposal

Conversion of existing garage/store and new front garden boundary wall to replace existing.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Please consider this email as an arboricultural consultation response on the above planning application.

There are no significant trees onsite or on adjacent land that will be affected by the proposals

Councillor Imogen Payter

No comment

Councillor Philip Munday - St Faiths

No comment

Councillor T Pike - St Faith's

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

Comment	Officer Comment
No comments received	

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
- (iv) Trees
- (v) Parking

(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 This proposal comprises the addition of a new front boundary treatment alongside the conversion of the existing internal garage/store to create a study whereby the garage door would be replaced with a bay window.

7.4 The front boundary brick wall would have a height of 1.575 metres with 1.825 metre high brick piers, with brickwork to match the main dwelling.

7.5 There is a mixture of front boundary treatment styles and heights in the immediate vicinity including flint wall, fencing, foliage and brickwork. The layout of the street comprises of properties mainly set back from the road with trees and foliage adding to the character of the streetscene. The previous boundary at this site consisted of a low wall with small hedges behind it and this has since been removed. Whilst foliage would be a more favourable boundary treatment type, the proposed wall is considered to be of an acceptable height at 1.575 metres when considered within the context of surrounding properties which have front boundaries of a similar height in the immediate streetscene.

7.6 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

7.7 To the north of the application site is no 15 Warblington Road and to the south of the application site is no 19 Warblington Road. The proposed front boundary and conversion of the garage is not considered to result in harm to the amenity of the properties either side of the site.

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.

(iv) Trees

- 7.9 To the south of the site are several TPO trees including a Yew and Ash. There is also a TPO Ash towards the rear of the site. The trees on the northern boundary are not TPO. The Council's Arboricultural Officer has provided a consultee response on this proposal and he upholds no objection to this proposal.

(v) Parking

- 7.10 The existing garage/ store would not have the width or depth to accommodate a modern car and whilst there appears to be works ongoing on site altering the landscaping of the front garden, it is considered the works as proposed in this application would not require any further on site parking allocation.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/22/00512 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:

Block plan uploaded on the 04.07.2022
WA-PP-100-2 Proposed elevations showing front boundary wall
WA/EXP/100/1 Plan elevations and location plan
WA/PP/100/1/ Floor plans and elevations

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.