

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 5

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
- (iv) Parking
- (v) CIL

(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.

7.3 Under planning application reference APP/20/00893 planning permission was granted for granny annexe replacing the existing garage. This planning application would supersede the previous and erect a outbuilding to the same size as the previous but to be used as a garage, workshop with home office to the rear.

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

7.4 The proposed development would involve the replacement of the existing detached single storey garage with a new garage, workshop and home office. The proposed garage would have a width of approximately 3.3 metres, a depth of approximately 12 metres having a pitched roof having a maximum height of approximately 4 metres. Also, the existing porch would be removed and replaced by a new pitched roof porch

to the front. It would have a width of approximately 2.4 metres, depth of approximately 1.8 metres and a pitched roof having a maximum height of approximately 3.5 metres.

- 7.5 The proposed garage would be rendered to match the existing garage and have interlocking clay roof tiles to match the existing main dwellinghouse and the proposed porch would be brick matching the existing front with interlocked clay roof tiles. This is considered to be in keeping with the context of the main dwellinghouse.
- 7.6 The proposed development would only partially be visible from the street scene set back from the main house. Due to the proposal replacing the existing garage albeit larger it is not considered to have an adverse impact upon the street scene. It also has a fall back position of being built under the approval on reference APP/20/00893. A condition has been recommended for the proposed outbuilding to be incidental to the main dwellinghouse and remained thereafter unless agreed by the Local Planning Authority. Therefore, it is considered to be in keeping with the character of the area.
- 7.7 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

- 7.8 Due to the design of the proposed porch and garage replacing the existing garage albeit larger it is not considered to overlook, appear overly overbearing or result in the substantial loss of light to the neighbouring properties, thus considered acceptable.
- 7.9 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) Parking

- 7.10 There is sufficient car parking on site meeting the Havant Borough Parking Standards SPD.

(v) CIL

- 7.11 The proposed development is less than 100sqm therefore not CIL liable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, 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/22/00206

- 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:

Location Plan - C3408-1

Block Plan - C3408-8

Proposed Floor Plans and Elevations - C3408-6 Rev B

Proposed Elevations - C3408-7 Rev B

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.

- 4 The building hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse as a garage, domestic workshop and home office only and for no other purposes.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.