
Site Address:	146 London Road, Waterlooville, PO7 5ST		
Proposal:	Single garage in front garden.		
Application No:	APP/21/01331	Expiry Date:	17/01/2022
Applicant:	Mr Barker		
Agent:	Mr Brian Hindle	Case Officer:	Denise Sheath
Ward:	Stakes		
Site Visit Date:	18/01/2022		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached 1930's chalet style dwelling located on the south-eastern side of London Road. It has a white painted rough render finish beneath a steeply pitched, gable fronted plain tile roof. The dwelling is set back in line with others in the street scene by approximately 15m and this frontage area is largely hardsurfaced providing parking. In the south-west corner of the dwelling is a linked pitched roof single storey building with an 'L'-shaped footprint- probably originally a garage but now converted to living accommodation (a bedroom and ensuite). This building is set on the boundary with number 144 London Road which in turn has a pitched roof garage sitting alongside and slightly further back. The dwellings either side in London Road are large detached two storey properties.

2 Planning History

98/50027/001 - Single storey rear extension. PERM 30/10/1998
APP/16/00542 - First floor extension. PERM 01/07/2016
APP/22/00079 - Erection of two storey front/ side extension and single storey rear extension. Proposed porch; roof alterations including rear dormer and side roof light; replacement of render with stone/brick detailing and associated works. PERM 22/03/2022

3 Proposal

Single garage in front garden.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

As there is an Oak tree within 15m of the proposed development an AIA, AMS and TPP will need to be submitted please.

Further Comments following receipt of tree report and tree protection plan:

I have no objection to the proposed root protection area. This must be in place before any works commence on site. There must be no movement of vehicular or pedestrian traffic or dumping, storing or mixing of materials between the exclusion zone and the proposed garage without the application of impermeable ground protection.

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: 4

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 The proposal is for a single storey pitched roof garage to be erected within the north western elevation to the front amenity space of the dwellinghouse, the garage would have a 0.2m gap from the north western boundary and would be set approximately 10m from the site frontage and would have a 2m distance from the main dwellinghouse. The proposed garage building would have a depth of 5.8m, a width of 3.4 with an eaves height of 2.1m from the north and 2.9 from the south, with a maximum height of 3.3m from the north and 3.5m from the south due to the sloping level of the site.

- 7.4 The materials which would be used in the construction would consist of facing brickwork to the rear and both side elevations, with painted render and painted timber to the front elevation to match the design of the main dwellinghouse, and concrete tiles to the roof to match the existing dwellinghouse. The materials and design of the garage would not create a harmful impact upon the character of the streetscene. Many of the properties along this stretch of London Road have single storey detached pitched garages to their frontages. It is considered that the design of the garage would be in keeping with the context of the main dwellinghouse and would therefore be considered acceptable
- 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 Due to the position of the garage towards the north west curtilage of the application site the neighbouring dwellinghouse to the east is considered to be set sufficiently away from the proposed works to ensure that a significant impact is not created as a result. The area to the front opposite No 146 London Road is at present the undeveloped Grainger Site and is separated from the works by the highway which coupled with the proposed garage being set approximately 10m away from the front curtilage boundary is considered to be a sufficient measure to ensure that any future neighbouring amenity levels are protected to the north of the application site.
- 7.7 The proposed garage will have a 0.2m gap from the shared boundary with No.144 London Road and would have a distance of approximately 4m from the front elevation of this neighbouring property. The proposal would be partially screened by the approximate 1.5m hedging along this shared boundary. Due to its location it is not considered to create overshadowing nor have a significant loss of outlook to the front of this property. It is therefore considered that any impact would be considered limited and acceptable.
- 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) Parking

- 7.9 The frontage of application site is a block paved area which can be used to accommodate parking of at least three cars. The proposed garage would be along the north western boundary, and the addition of the garage is not considered to impact the existing parking arrangements of the property. Therefore, the development of the garage is considered to not result in a significant loss of parking space and is considered to be acceptable.

(v) Impact upon Trees

- 7.10 The Council's Tree Officer was consulted as part of the application. They have no objection to the proposal and have requested a condition be added to the decision with regard to tree protection prior to and during commencement of the proposed works.

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/21/01331 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 22 November 2021

Tree Survey - Received 23 March 2022

Location Plan - Received 22 November 2021

Proposed Site Plan, Floor Plan and Elevations - Drawing No. 25/2122 - Received 22 November 2021

Tree Protection Plan - Received 26 April 2022

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 No development including site clearance shall commence on the site until the Oak tree as shown on the Tree Protection Plan Received 26 April 2022 has been protected by fencing. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Such fencing shall be maintained throughout the course of the works on the site, during which there must be no movement of vehicular or pedestrian traffic or dumping, storing or mixing of materials between the exclusion zone and the proposed garage without the application of impermeable ground protection.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.