
Site Address:	239 London Road, Waterlooville, PO8 8DD		
Proposal:	Proposed garage and workshop.		
Application No:	APP/21/00404	Expiry Date:	27/05/2021
Applicant:	Mr and Mrs Farrington		
Agent:	Mr Benn	Case Officer:	Denise Sheath
	RBA Architects Limited		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

239 London Road, Waterlooville, is a detached property constructed with white painted rendered elevations a hung tiled roof with small pitched dormers to the front, rear and side roof slopes. There is a detached outbuilding/garage to rear north western elevation. The property is set back approximately 23m from the London Road highway. The boundary treatments consists of wooden fencing to the side and rear elevations with a brick wall with an entrance gate to the front elevation.

2 Planning History

06/70003/000 - Outline application for 2No. new dwellings following demolition of existing bungalow., WD,24/05/2006

06/70003/001 - 2 storey rear extension, provision of dormer, repositioning of front door, removal of chimney stacks and rendering to external walls. , PERM,15/11/2006

08/70003/002 - Demolition of existing rear conservatory and erection of a two storey rear extension. Removal of dormer window to the front and replace with an eyebrow shaped window., WD,08/05/2008

08/70003/003 - Two storey rear extension. (Amended Application.), PERM,17/09/2008

3 Proposal

Proposed garage and workshop.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

There is an Oak and a Pine in proximity to this proposal therefore before I am able to fully comment, an Arboricultural Impact Assessment, Arb Method Statement and Tree Protection Plan will need to be submitted please, particularly as the proposal is going within the existing shrub bed to the front.

Arboriculturalist, Havant Borough Council - following receipt of ARB Report

Following the submission of the arboricultural report and its findings I have no objection to the proposal and the Oak should remain unaffected. It should be noted that I do not believe the tree is owned by HBC and I do not know about permission being granted to prune back overhanging branches. However it is not a TPO'd tree.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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: 3

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 the erection of a single storey pitched roof garage/workshop to the frontage of the application site. The proposal will be situated within the south east corner of the frontage with a 0.8m gap from the front boundary and a 1.8m gap from the side (south) boundary. The proposal will have a 8.09m width, a 6.75m depth, a maximum eaves height of 2.5m with a maximum roof height of 4.85m. The materials to be used in the construction will include a plain clay roof tiles, a timber door facing the existing dwelling, a upvc window facing the existing dwelling the window will match the existing dwelling, red multi coloured brick plinths leading to cedar shiplap boarding to the elevations.

7.4 The proposal would be visible from the streetscene of London Road, it has been agreed that a condition will be included in the decision for natural screening of Photinia x fraseri 'Red Robin' species to be planted at a height of 1.5m along the front (south east) boundary which will grow and be maintained at a minimum height of 2.5m, this natural screening will lessen the impact of the proposed development within the frontage of the application site.

7.5 The agent has provided evidence of other structures within the frontages of London Road for example 112 London Road, 94 London Road, 197A London Road and 206 London Road all have some form of development within their frontages such as car ports and detached garages. It is therefore considered a precedent has already been set for this form of development.

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 The application site is situated opposite The Queens Enclosure Woodland which is directly to the front over the highway of London Road. The proposal would not have a harmful impact upon this woodland area.
- 7.8 The neighbouring property to the north (No.241 London Road) would have a distance in excess of 21m from the proposed development, there are to be no windows or doors inserted in to the facing elevation, It is therefore considered that the impact of the proposal would be minimal and acceptable upon this neighbouring property.
- 7.9 The neighbouring property to the south (No.32 Oakmont Drive) would have a distance of 9m from rear facing elevation to the proposed development, there are to be no windows or doors inserted in to the facing elevation, this neighbouring property would be mainly screened by the boundary treatment of 1.8m wooden fencing and the trees and shrubbery along this boundary. It is therefore considered that the impact of the proposal would be minimal and acceptable upon this neighbouring property.
- 7.5 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 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/21/00404 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:

Arboricultural Method Statement - Received 01 July 2021.
Tree Constraints Plan - Drawing No. BJH 01/02 - Received 01 July 2021
Tree Protection Plan - Drawing No. BJH 03/04 - Received 01 July 2021
Consideration Points - Received 03 August 2021
Natural Screening Information - Received 04 August 2021

Images to Support Application - Received 03 August 2021
Location Plan, Site Plan, Proposed Floor Plans and Elevations - Drawing No. 2.001 Rev D3 - Received 03 August 2021

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.

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 landscaping works shown on the approved plans 'Location Plan, Site Plan, Proposed Floor Plans and Elevations - Drawing No. 2.001 Rev D3 and the Natural Screening Information - Received 03 August 2021' shall be planted at a height of 1.5m within the beginning of the next planting season. The natural screening on the south eastern boundary shall then be grown to a minimum height of 2.5 metres and be retained at all times. Any trees/hedging which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees/hedging of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: In order to protect the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be carried out strictly in accordance with the Arboricultural Method Statement, Tree Constraints Plan - Drawing No. BJH 01/02 and Tree Protection Plan - Drawing No. BJH 03/04 Received 01 July 2021.

Reason: To ensure the protection and retention of trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 The proposed garage/workshop building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The outbuilding would lack adequate garden and internal amenity space resulting in an unsatisfactory form of development, which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.