

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

I have no objection. The new garage is already in situ and the proposal to connect to dwelling is away from the tree.

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Councillor P Bains - Hart Plain Ward

No comment

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The Highway Authority normally require 6.0m between the proposed gates and the highway to allow vehicles space to wait for gates to open off the highway, in this instance, the Highway Authority have no objections to the sliding gates. This is due to the fact that neighbouring properties are subject to gates at the access to their property.

Additionally, the Highway Authority are satisfied that the proposed fence on top of the boundary wall will not block the visibility of vehicles egressing the property onto Lovedean Lane.

Having regard to the above, the Highway Authority provide no objections to the above planning application.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Comment: It is noted that this application appears to be a rehash of APP/20/01233 that was withdrawn by the applicant in June 2021. Additionally, in APP21/01335, it is stated that work started on this project in August 2020 - surely this makes a mockery of the whole principle of asking for planning permission - why ask? The greatest concern here is the impact on drivers with the loss of their sightline for any vehicle exiting numbers 60, 62 and 64 Lovedean Lane. Lovedean Lane is an already busy road and likely to get busier as more housing developments are identified and built. Additionally, the proposed building and cable installation of the AQUIND interconnector will add to the traffic volumes in the area during the construction phases. www.planningportal.co.uk The following is an extract from this website: "You will not need to apply for planning permission if you wish to erect a new; or alter, maintain, improve or take down an existing fence, wall or gate if the following conditions are met: - in regard to its height: - it is next to a highway used by vehicles (or the footpath of such a highway) and it would not exceed one metre in height (from ground level); or - it would not exceed two metres in height (from ground level) if elsewhere; or - if an existing fence, wall or gate already exceeds the limits above, that its height would not be increased." On the Legal Beagle website it states: "Front Yard Fences Fences in front yards are typically limited to a 4-foot height requirement.	It is noted the existing garage has now been removed from site. Highways have been consulted in this regard. Please see 'Planning considerations' section of the report. This relates to permitted development rights- in this instance the applicant is applying for planning permission.

Fences that are 4 feet tall or shorter are permitted in the front yard. If the fence is 50 percent or more solid and is around the driveway or an intersection, it is limited to 3 feet instead of 4."	There is no set limit on boundary treatment to the front of properties - this is assessed on a case by case basis.
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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) Highway safety
- (v) Trees

(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. It is noted the existing garage has been demolished and some works to the side wall has already been undertaken.

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

7.3 This proposal comprises a single storey side extension to enlarge the existing garage which would be converted to a games room at the rear and garage towards the front - this would remain separate from the main dwelling. The garage would have a hipped roof with a roller shutter door towards the front, door and window to the side elevation accessed via the rear garden leading into the garage and a set of doors leading into the games room to the rear which would also have a window to the rear elevation. The dimensions of the garage extension would be approximately 6 metres in depth, 4.4 metres width an eaves height of 2.6 metres and a ridge height of 5 metres. Proposed materials include rendered block walls to match existing as well as roof tile also to match existing. Also proposed are alterations to the front and side boundary treatments - this includes the addition of slatted fencing above the existing wall - at the side (east elevation) this fencing would have a height of approximately 70cms dropping down to 60cms. To the front elevation the fencing would rise above the existing wall by approximately 65 cms. A sliding gate is also proposed to the front boundary with an average height of 1.8 metres due to the changes in land levels.

7.4 The extension itself would result in a fairly large outbuilding and a significant extension to the existing dwelling. Whilst this may be the case, it is considered this could be readily accommodated within the plot, which has a length extending back over 50 metres towards the rear. The size of the extension would not be highly visible from the highway and the front elevation featuring a garage door would not cause harm to the streetscene and materials would remain in keeping with existing. In addition the proposed alterations to the boundary treatment are not considered to result in harm to the character of the area.

- 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 To the west of the application site is no 64 Lovedean Lane . The proposed extension would extend down the side of no 62 adjacent with the side elevation of no 64 - no 52 is sited at a raised level to no 64. Following an assessment of the site ; the extension is not considered to result in overshadowing , overlooking or overbearing impact to this property.
- 7.7 To the east of the application site is no 60 Lovdean Lane - the extension would be located on the opposite side of the plot and is therefore unlikely to have any impact on the amenity of this property.
- 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).

(iv) Highway safety

- 7.9 This proposal includes alteration to the front and side boundary treatments which comprises the addition of fencing above the existing perimeter wall as well as sliding gates to the front boundary. It is noted concerns have been raised which relate to potential impact on visibility for the property and neighbouring properties when using driveways in vehicles. Highways have been consulted in regards to this proposal and have noted that normally 0.6 metres distance would be required between the gates and the highway to allow for waiting space however due to the context of gated entrances to surrounding properties this has been deemed to be acceptable in this instance . The height of the boundary fencing is also deemed to be acceptable by Highways and is not deemed by them to pose a safety issue for visibility during access and egress. It is also noted there is a section of verge between the driveways and the pavement whereby vehicles emerging from driveways can use to check passing traffic before entering the highway.

(v) Trees

- 7.10 In the rear garden of the site is a TPO Hawthorn tree and therefore Havant's Arboricultural Officer has been consulted in regards to this proposal. The Arboricultural Officer has upheld no objection as the new garage is already in situ with the proposal located away from the tree.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01335 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 (materials) uploaded on the 13.12.2021
DRAWING 6 Location and site plan
DRAWING 5D Details of tree and siting of previous garage
DRAWING 4A Proposed elevations
DRAWING 3B Proposed floor plan
DRAWING 2B Proposed boundary fence

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.