
Site Address:	18 Knox Road, Havant, PO9 1NP		
Proposal:	Erection of detached garage.		
Application No:	APP/16/00586	Expiry Date:	03/08/2016
Applicant:	Mr & Miss J Groom		
Agent:	Mr A Dunks	Case Officer:	Emma Chisnall
	Andrew R Dunks Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

18 Knox Road is a large detached dwelling with residential use and is situated on a level corner plot providing extensive amenity space to the west and north of the dwelling. A vehicle access point from Meyrick Road is situated along the north west boundary and the ground near this is mostly hard-surfaced and could be used for the provision of parking approximately three cars, however most of the amenity space is over-grown and does not appear to be currently used. The boundaries around the curtilage of No 18 are substantial along the north which is 1.9m brick wall with a mixture of low fencing and hedging along the west and south boundaries. There is a tree in place along the north east boundary which provides considerable screening to this part of the plot.

2 Planning History

APP/15/00173 - Single storey side and rear extension., PERM,09/04/2015

3 Proposal

Erection of detached garage.

4 Policy Considerations

National Planning Policy Framework

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)

Havant Borough Design Guide Dec 2011

Havant Borough Residential Parking and Cycle Provision SPD March 2010

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Environment Agency Comment:

No objection in principal to the proposed development as submitted.

Pollution Prevention:

All precautions must be taken to avoid discharges and spills to the ground both during and after construction. For advice on pollution prevention measures, the applicant should refer to our guidance 'PPG1- General guide to the prevention of pollution', which is available on the website. In the event of a pollution incident, all works should cease immediately and the Environment Agency should be contacted via the incident hotline 0800 807060.

Development Engineer - Highways Comment:

No adverse comment in regards to this application.

Southern Water Comment:

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please note: No new development or new tree planting should be located within 3 metres either side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works. No new soakaways should be located within 5 metres of a public sewer.

Further due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 03303030119) or www.southernwater.co.uk.

The proposed development would lie within a Source Protection Zone as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the water supply source.

Officer Comment: The Environment Agency has made comment in regards to this and have no objections to the application but have supplied information and advice to be aware of throughout construction.

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) Impact upon the character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character of the area

The garage is proposed to be positioned along the north boundary which is to the rear of No 18. As the dwelling is located on a corner plot and in the far south east corner of the curtilage any development is going to be forward facing from the dwelling and potentially viewable from the streetscene. However, the screening in place at No 18 is considered to be substantial and should therefore help to reduce the impact caused by the garage visually. The garage is also proposed to be hipped at the front and back roof and set away from the west boundary which will help reduce and soften the visual impact further.

Garages are not un-common developments along Knox Road and Meyrick Road and from using a grey slate for the roof and brickwork for the walls it should be of similar appearance to the materials used for the original dwelling and other garages within the area. Therefore the development should not detract significant character from the area and can be considered to be acceptable.

(iii) Impact upon residential amenity

Although large in depth it is not considered the garage should appear overly dominant or bulky due to the screening in place around the curtilage and that it does not have an excessive height. It is considered the proposed works should not create any over-shadowing or impact light levels significantly and should maintain privacy levels as no new windows are proposed along the north and west elevations of the works where neighbouring dwellings are positioned.

Following a site visit it was determined that there could be an adverse impact to the dwelling north of No 18 due to the size of the proposed garage impacting the visual amenity of the residents when using their private amenity space. Plans have been amended which reduce the length and height of the garage and set it away from the shared boundary and towards the west boundary in order to reduce the size of the garage and the visual impact this would have on the residents to the north. A condition will be included with the decision to ensure the agreed distances between the garages and boundaries are maintained.

Windows and rooflights are proposed along the south elevation but these are not considered to cause an adverse impact to neighbouring dwellings amenity as the windows on the south elevation will look down the amenity space of No 18 and be set adequately anyway from any neighbouring dwelling so as not to cause over-looking. The rooflights would be adequately high within the roof to not be able to be looked out of which should protect privacy levels of all neighbours and residents at No 18.

Any decision will also be conditioned to ensure the proposed garage is maintained as such and is only used as an area to store cars and not a separate living accommodation. Therefore the development can be considered to be acceptable.

8 Conclusion

18 Knox Road occupies a plot with generous space to the side and rear of the dwelling. The curtilage can accommodate the proposed garage to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00586 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 Compulsary Purchase Act 2004.
- 2 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.
- 3 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: In the interests of the amenities of neighbouring properties and to ensure the retention of adequate on-site car parking in accordance with standards adopted in the Havant Borough Residential Parking and Cycle Provision SPD 2010 having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The garage walls hereby permitted shall set off the northern site boundary by 0.5m and from the eastern site boundary by 2m as a minimum and shall be retained and kept as such thereafter .
Reason: In the interests of the amenities of neighbouring properties and to ensure the retention of adequate on-site car parking in accordance with standards adopted in the Havant Borough Residential Parking and Cycle Provision SPD 2010 having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Ordnance Survey Plan: Serial No. 02220100
Site Layout Plan: Drawing no. 4515/500 Rev B
Ground Floor Plan: Drawing No 4515/1 Rev B
Proposed Elevations Plan: Drawing No 4515/2 Rev B

Reason: - To ensure provision of a satisfactory development.