Site Address:	151A London Road, Waterlooville, PO7 7SL		
Proposal:	Demolition of existing garage and construction of new garage and hobbies room.		
Application No:	APP/21/00509	Expiry Date:	16/07/2021
Applicant:	Mr M Whatley		
Agent:	Mr C Flint CHRIS FLINT ASS LTD	Case Officer:	Joseph Toole
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

151A London Road, Waterlooville, is located to the west side of London Road. The application site is a two storey semi detached property comprising brickwork and concrete roof tiles. Vehicular access is from Jubilee Road with parking to the back of the property in the form of a garage.

The property is located within a residential area with surrounding properties differing in style and design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

03/68784/000 - Rear conservatory., PERM,16/10/2003

APP/21/00516 - 151 London Road - Demolition of existing garage and construction of new garage - Current Associated application

3 Proposal

Demolition of existing garage and construction of new garage and hobbies room.

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
CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No Comment.

Councillor Mike Sceal
No Comment.

Councillor Peter Wade
No Comment.

Southern Gas Networks - stage 1
Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend.

On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

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: 44

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) Southern Gas

(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. This application would be linked to a new garage application at both 151 and 151A London Road.

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

7.3 The proposed development would involve the demolition of the existing garage and the construction of a new garage and hobbies room. As mentioned the proposed garage would be linked to a new garage at 151 and 151A London Road with the proposed works for 151 London Road being dealt with under planning reference APP/21/00516. Within the application site the proposed garage would have a width of approximately 6.2 metres, a depth of approximately 9.1 metres with a pitched roof having a maximum height of approximately 5 metres.

7.4 The proposed garage would have brickwork and roof tiles. This is considered to be in keeping with the context of the main dwellinghouse.

7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed garage would although large appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing garage. Therefore, it is considered to be in keeping with the character of the area. Due to the size of the proposed garage a condition regarding its use to remain incidental to the main dwellinghouse has been recommended.

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 To the front of the proposed garage there would be a door and a window serving the hobbies room. This is not considered to cause any form of overlooking to the neighbouring properties due to the existing 1.8 metre high fencing either side.

7.8 To the north side facing the garages serving the properties along Jubilee Road there would be no side windows within the proposed garage. Due to the existing screening a surrounding area the proposed garage is not considered to appear overbearing or result in the harmful loss of light to any surrounding properties.

7.9 To the south side the proposed garage would be attached to the proposed works under APP/21/00516 at 151 London Road and is not considered to have a negative impact upon the occupiers. Furthermore, part of the proposed garage would be screened by the existing outbuilding at No.151 London Road.

7.10 To the rear there would be a garage door for vehicle access. This is considered to be acceptable within the surrounding area which provides lots of garage access along the private access.

7.11 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) Southern Gas

7.12 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

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/21/00509

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, Block Plan and Existing Plans Drawing No. CFA/FULL/01
Proposed Floor Plans and Elevations CFA/FULL/02

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 only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

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.

5 If the planning permission for works at No.151 London Road (APP/21/00516) is not implemented at the same time a side elevation plan shall be submitted to and approval in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details

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.

6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration or extension to the roof of the building hereby permitted including windows / rooflights shall be provided / constructed without the prior approval of the Local Planning Authority.
Reason: In the interests of the character and appearance of the area and the residential amenities of nearby residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 and the National Planning Policy Framework.