

Recommendation: **GRANT PERMISSION**

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

Development Engineer Comment:

No adverse comment in regards to this 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: 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
- (iv) Parking

(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. Elm Grove contains many apartment blocks for flats which typically have a retail or food store to the front and hard-surfacing to the rear for parking and storage only.

(ii) Impact upon the character of the area

Due to the position of the apartment block the proposed garage would still be viewable from the public domain along St Mary's Road even though it would be placed to the rear of the dwelling. No 139A Elm Grove is set back in its plot from other dwellings in St Mary's Road meaning that the potential development would be partially hidden from one view by the neighbouring apartment block reducing the visual impact caused. Efforts have been made to position the proposed garage away from the rear curtilage boundary and against the south boundary to reduce the dominance of the development from the streetscene and soften its appearance especially as there is no boundary present along the west curtilage.

It is noted that the proposed garage is large in size however due to the size of the land available and the proposed position of the garage it is not considered on balance that

the development would appear over-bulky or obtrusive. The garage is considered to be of sound design and from using a facebrick for the materials, should look in keeping to the area and the other developments. The development can therefore be considered acceptable.

(iii) Impact upon residential amenity

Following a visit to the site the majority of space behind the dwellings of Elm Grove is hard-surfaced and used for the parking of cars and storage of bins and materials. It is not private amenity space that would be used for leisure by the residents and therefore it is not considered that the proposed development should cause a significant negative impact to the neighbouring dwellings amenity.

It is considered the proposed garage should not impact light levels or cause over-shadowing to neighbouring dwellings as it will be set adequately away from neighbouring dwellings and any potential windows.

Two windows are proposed along the side elevations but are proposed to be frosted and fixed in order to maintain the privacy levels currently in place.

(iv) Parking

The Development Engineer has been consulted in regards to the proposed development and has no adverse comment in regards to it owing that Highways do not own the land and that the pavement behind No 139A is an unofficial footway.

8 Conclusion

139A Elm Grove has the amenity space available to the rear for the proposed garage. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord 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/16/00544 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 be as outlined in the plans and application form and 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Layout Plan: Received 23.05.2016. Amended plans received via email 15.06.2016

Proposed Elevations Plan: Received 23.05.2016. Amended plans received via email 15.06.2016

Site and Location Plan: Received 23.05.2016

Reason: - To ensure provision of a satisfactory development.