
Site Address:	10 Southleigh Road, Havant, PO9 2RS		
Proposal:	Construction of new timber framed building for garage, store and home office.		
Application No:	APP/16/00238	Expiry Date:	02/05/2016
Applicant:	Mrs S Pennington		
Agent:	Mr M Wilkes	Case Officer:	Rachael McMurray
	M2 Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Southleigh Road is located within the St Faiths Ward. The southern section of Southleigh Road which contains the site address, is of a residential character and is characterised by detached dwellings.

No. 10 Southleigh Road is a grade II listed building which has been severely damaged by fire in the past, however the dwelling has now been rebuilt in keeping with the original property, (see application reference APP/11/01496). The building is constructed of red brick and was originally a pair of semi-detached cottages with a thatched catslide roof and a centrally positioned chimney stack. The pair of cottages had been converted into a single dwelling prior to the fire.

The property is set back from the road with a small front garden. The front boundary is represented by a picket fence of approximately 1m in height.

2 Planning History

APP/11/01497 - Listed Building Consent to re-build thatched cottage after fire damage; replacement of rear wall, new roof construction including thatch, and infill extensions to ground floor to NE & SE corners., PERM,29/11/2011

APP/11/01496 - Re-build thatched cottage after fire damage; replacement of rear wall, new roof construction including thatch, infill extensions to ground floor to NE and SE corners, 2No. eyebrow dormers to rear roof slope., PERM,29/11/2011

APP/12/00070 - Construction of two storey timber building comprising garage, store and home office space within the curtilage of a Grade II Listed Building., PERM,14/05/2012

APP/12/00110 - Discharge of Condition No/s 2, 3, 5 and 6 of Planning Permission APP/11/01496., PERM,14/05/2012

APP/12/00189 - Crown thin 1No. Oak tree (T1) by 20%, crown lift to 2.5m subject to TPO 1738. , PERM,05/04/2012

APP/12/00436 - Crown reduce 1No. Oak (T1) by 2.5m, subject to TPO 1738., PERM,06/06/2012

APP/16/00239 - Construct new timber framed building in garden for use as garage and storage and home office., UNK,

3 Proposal

Construction of new timber framed building for garage, store and home office. This application is a resubmission of expired permission APP/12/00070

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

- | | |
|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| DM13 | (Car and Cycle Parking on Residential Development) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

No comments received - however this is a resubmission of an expired 2012 permission and the proposal has not been altered

Arboriculturalist

No comments received - however this is a resubmission of an expired 2012 permission and the proposal has not been altered

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: 7

Number of site notices: Not applicable.

Statutory advertisement: 08/04/2016

Number of representations received: None

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:

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- (i) Principle of development
- (ii) Appropriateness of design and effect on the character of Southleigh Road
- (iii) Effect on the character and setting of the listed building
- (iv) Effect on the TPO

(i) Principle of development

The site is within an urban area, as established by the Core Strategy, therefore the proposal is acceptable in principle subject to satisfying the requirements of the policies listed in section 4 of this report.

(ii) Appropriateness of design and effect on the character of Southleigh Road

The garage is the same scale and design as was approved in 2013 and is therefore considered in keeping with the listed building. The design of the garage is traditional and is considered to comply with the requirements of policies CS16 and CS11 of the Core Strategy. The garage is set back from the front of the plot to ensure it does not appear overly dominant within the streetscene. The impact of the proposed garage on the overall character of Southleigh Road is expected to be acceptable.

(iii) Effect on the character and setting of the listed building

The garage has been sympathetically designed and positioned so as to not have an adverse effect on the character and setting of the listed building.

(iv) Effect on the TPO

The TPO will not be affected by the proposed garage as it is positioned to the north west of the dwelling and the proposed garage is located to the south east.

8 **Conclusion**

The proposed garage is considered to satisfy the requirements of the policies listed in section 4 of this report. Given that the garage is quite large, it is recommended that a condition is incorporated to ensure that it remains for uses ancillary to the use of the dwelling.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00238 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 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 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design, access and heritage statement dated 26th February 2016

Site plan Drawing no. 101 Rev C

Location plan Drawing no. 100 Rev A

Proposed floor plans, roof plan and elevations: Drawing no. 103 Rev D.

Reason: - To ensure provision of a satisfactory development.