
Site Address: 28 Lodge Road, Havant, PO9 3LL
Proposal: Non-material amendment to Planning Permission APP/13/00841 relating to garage to be replaced by a timber car port; sleeper wall to side of house; 1m high post and rail fence to form boundary with front garden and drive to bungalow; amendment to materials to be used for drive; re-location of gate to bungalow; planter towards entrance to be reduced in size.
Application No: APP/16/00062 Expiry Date: 18/02/2016
Applicant: Derek Warwick Developments Team: Team 1
Agent: Mr C Tomsett Case Officer: Heather Lealan
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located to the end of the cul-de-sac that is Lodge Road. The cul-de-sac consists of a mix of two storey detached and semi detached properties. The semi-detached properties dominate the road and are of a particular architectural style with a central ridge with hipped ends and the roof extended to ground floor level to either end of the pair of dwellings.
- 1.2 There is a footpath which runs adjacent to the western boundary of the site providing a link between Lodge Road and Bedhampton Hill.
- 1.3 There is a detached dwelling located towards the front of the plot in similar line to the general building line of the cul-de-sac as it curves around at the end of the road. The massing of the existing house gives the appearance of a pair of semi detached houses from the wider streetscene due to the width of the front elevation. This site currently has a vehicular access from the road and parking on a driveway and garage for at least three cars.
- 1.4 The rear garden is of a good size, at a depth of 35m and the boundaries are treated with a 2m (approx) Close Boarded Fence and mature vegetation.
- 1.5 The properties to the southern end of the cul-de-sac have rear gardens of between 10 and 20m in depth and the properties that surround the turning circle to the northern end of lodge road are generally more generous in size, between 20 and 30m in depth.

2 Planning History

APP/13/00841

Demolition of existing house and erection of a replacement 4 bed house with detached garage and a 2 bed bungalow.

3 Proposal

Non-material amendment to Planning Permission APP/13/00841 relating to garage to be replaced by a timber car port; sleeper wall to side of house; 1m high post and rail fence to form boundary with front garden and drive to bungalow; amendment to materials to be used for drive; re-location of gate to bungalow; planter towards

entrance to be reduced in size.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

6 Planning Considerations

6.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

(i) Impact of the proposed changes

6.2 It is considered that the changes to the flower bed and internal fencing are works that a subsequent home owner could undertake as general site maintenance and are minor changes. The first 5m, of the driveway will be bound gravel and this accords with Highway requirements. The change from garage to car port will have little impact as the location of the building has not altered.

6.3 The proposal is considered to comply with Policy CS16 1. (c & e).

7 Conclusion

The proposed changes are considered to have minimal material impact on neighbouring amenity or the visual amenity of the streetscene and is therefore recommended for approval.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/16/00062 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Site and Location Plan drwg.no. P15-133 01-02-001 A received 21 January 2016
Proposed car port drwg.no. P15-133 01-03-001 A received 21 January 2016
Reason: - To ensure provision of a satisfactory development.

