
Site Address:	9 Privett Road, Waterloooville, PO7 5HJ		
Proposal:	Retention of car port.		
Application No:	APP/21/00484	Expiry Date:	31/08/2021
Applicant:	Mr Ware	Case Officer:	Graham Speller
Agent:			
Ward:	Purbrook		
Site Visit Date:	15/07/2021		

Recommendation: **REFUSE PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The site is located on the northern side of Privett Road and is occupied by a semi detached chalet bungalow.
- 1.2 The surrounding area is residential in character and comprises houses of varying styles and design.
- 1.3 Currently a car port is situated at the front of the property and is subject of this retrospective application for its retention.

2 Planning History

04/69880/000 - Retention of brick wall (height 1.250m) with brick piers (1.8m and 1.6m) fronting Privett Road., PERM,06/12/2004
APP/13/00475 - Construction of 2No. single storey rear extensions, following removal of existing conservatories, and 2No. dormers to front roof slope., PERM,15/07/2013
APP/13/00476 - Application for Certificate of Lawfulness relating to hip to gable build up and rear dormers to facilitate loft conversion., PERM,15/07/2013

3 Proposal

- 3.1 Retention of car port.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of representation has been received raising the following issues:

- no objection to the car port itself, however, objection is raised to the conservatory style roof as it looks out of place in the road.

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

(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.

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

7.3 As noted above, this is a retrospective application to retain the car port that has been erected without the benefit of planning permission.

7.4 The Borough Design Guide states, inter alia, that garages and car ports should not

project forward of the building lines.

- 7.5 The car port has been erected to the front of the property and adjacent to the footpath. It is noted that there are no other similar developments in the locality, and it is considered that the car port, particularly with the roof design, by reason of its size, siting and design results in a prominent and incongruous feature in the street scene adversely impacting on the character of the area and the visual amenities of the street scene.
- 7.6 As such, the size, siting, design and appearance of the proposal is deemed inappropriate in context to the main building and its surroundings and is therefore considered to be unacceptable and contrary to the requirements of Policy CS16 of the HBLP (Core strategy) and the Borough Design Guide.

(iii) Effect on neighbouring properties

- 7.7 Whilst it is acknowledged that the existing frontage is used for the parking of cars and also a boat (currently under the car port), the car port is significantly higher and is immediately outside the adjacent property to the east (No 11) and would not only result in loss of outlook but also some loss of sun and daylight, particularly given the orientation of the property. The car port, within such close proximity to the adjacent property, would also appear as an overbearing structure.
- 7.8 Whilst the structure is clearly visible from other neighbouring properties, it is considered that there would be no direct adverse impacts to other neighbouring properties as a result of the development.
- 7.9 Consequently, it is considered that the proposal, by reason of its size, siting and design, would adversely affect the outlook from, and light available to, the occupiers of the adjacent property, No.11 Privett Road. It would also appear as an overbearing structure within such close proximity of the adjacent property. The proposal is therefore contrary to Policy CS16 of the HBLP (Core Strategy) and the NPPF.

8 Conclusion

- 8.1 The size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building and the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide 2011 and the National Planning Policy Framework.
- 8.2 The proposed car port, by reason of its size, siting and design would adversely affect the outlook from, and light available to, the occupiers of the adjacent property, No.11 Privett Road. It would also appear as an overbearing structure within such close proximity of the adjacent property. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PLANNING PERMISSION IN RETROSPECT** for application APP/21/00484 for the following reasons:

- 1 The size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building and the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide 2011 and the National Planning Policy Framework.

- 2 The proposed car port, by reason of its size, siting and design would adversely affect the outlook from, and light available to, the occupiers of the adjacent property, No.11 Privett Road. It would also appear as an overbearing structure within such close proximity of the adjacent property. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.