
Site Address:	16 London Road, Widley, Waterlooville, PO7 5BS		
Proposal:	Construction of single story outbuilding, front of principal elevation.		
Application No:	APP/15/01437	Expiry Date:	29/02/2016
Applicant:	Mr Coe	Team:	
Agent:	Mr Perryer	Case Officer:	Bee Crawford
	The Martin Ralph Group		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a recently built large two storey detached dwelling situated on the main thoroughfare of London Road. It has red tiled pitched and hipped roof and elevations of red multibrick and tile hanging. There is a south/north decline to the road, although the site is level with open vehicular access, a gravel drive and large parking area to the front. A hedge is to the northern boundary and mature trees and shrubs are to the southern and western (front) boundary.
- 1.2 Large detached two storey properties are to the north and south and a pair of two storey semi-detached properties are opposite. The area is of medium density with a mixture of large two storey detached and two storey semi-detached properties and commercial units with residential above of individual and similar age, style and design.

2 Planning History

07/72152/000 - Demolition of existing dwelling and construction of 1No. 4 bedroom, two-storey dwelling, permitted 23/08/2007.

3 Proposal

- 3.1 The proposal is for the construction of a detached outbuilding to the front of the site of 4.475 metres in width, 5.4 metres in depth with an offset pitched roof to an eaves height of 1.15 metres to the western elevation, 2.15 metres to the eastern elevation and a ridge height of 3.5 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

No adverse comment.

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: 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
- (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 subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal would be partially visible from the public realm due to its location at the front of the site, although there is existing screening which will predominantly obscure the development from the highway. A boundary statement was submitted as part of the application detailing the existing variety of planting and a condition is recommended to retain this screening. The western elevation of the outbuilding facing London Road has been designed with a lower eaves height to lessen the impact of the proposal on the streetscene. Consequently, the design and appearance of the car port is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). Due to the diverse nature of the existing streetscene, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Whilst the outbuilding is to be situated close to the northern boundary, there is existing

good screening to this boundary and the eastern elevation of the proposal would be 11 metres from the front elevation of the neighbouring property at number 18 London Road. It would be situated 9 metres from the southern boundary with number 14 London Road, where a similar structure is located. The houses in this part of London Road are predominantly set back from the highway with generous frontages and similar types of development have been carried out to several properties in the immediate vicinity.

- 7.5 It is therefore considered that the proposal is unlikely to appear overbearing and would have negligible impact on the properties immediately adjacent to or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01437 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 match, in type, colour and texture, those of the existing building so far as practicable, together with timber feather-edge cladding.
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 existing planting as detailed on the submitted Boundary Statement dated February 2016 shall be retained, and any trees or shrubs maintained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or seriously diseased shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally planted, unless the Local Planning Authority gives its consent in writing to any variation.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 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:

Drg No. 15.579.SP 00A1 Location plan and existing block plan
Drg No. 15.579.SP 01A1 Proposed elevations, floor and block plan
Boundary Statement dated February 2016

Reason: - To ensure provision of a satisfactory development.