
Site Address:	5 Galloway Lane, Waterloo, PO7 7FR		
Proposal:	Conversion of existing car port to garage and addition of a side access gate to the existing wooden fence at the rear/side of the property.		
Application No:	APP/15/01418	Expiry Date:	23/03/2016
Applicant:	Mr Stephen Milne	Team:	Team 2
Agent:		Case Officer:	Harriet Pitney
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey link attached dwelling, with a concrete tiled pitched roof and elevations of red multi brick- albeit with the principal and side elevations comprising cream render.

The site is located on a corner plot (plot 326 of the original development) and is relatively level with open vehicular access to the existing car port and shared access to the communal parking area to the rear of the property and the detached single storey garage.

The forecourt area immediately in front of the property is partially laid to lawn with the access into the existing car port and the shared communal area immediately adjacent being block paved. The current boundary treatment comprises a brick built wall approximately 2 metres in height with a small section of fencing to the north east elevation subject of this application.

The area is residential in nature with a medium to high density of two storey dwellings and apartment blocks adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

APP/13/00022 - Discharge of Condition No 10 of Outline Planning Permission 10/02862/OUT and Planning Permission APP/10/00828, UNK,

APP/13/01118 - Discharge of Condition No 15 of Planning Permission 05/40000/000, PERM, 19/12/2013

APP/14/00918 - Application for written approval that all financial and non-financial contributions due within planning application 05/400004000 have been complied with , UNK,

APP/14/00923 - Application for written approval that all financial and non-financial contributions due within S106 agreement (dated 7/12/12) have been paid., UNK,

APP/14/01144 - Application for written approval that all financial contributions and non-financial obligations due within S106 agreement (dated 7/12/12 Planning reference APP/12/00149) have been complied with., PERM, 17/02/2015

3 Proposal

This application is for the conversion of the existing car port to a garage and the addition of a side access gate in replacement of the existing wooden fence at the side (north/west elevation) of the property.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage, Havant Council
No 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No comments received

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 streetscene
- (iii) Impact upon residential amenity

(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.

(ii) Impact upon the streetscene

Whilst both aspects of the proposal are visible from the streetscene, the installation of the garage door is considered to improve the appearance of the main dwelling and reflect the character of the existing streetscene, thus according with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy.

With regards to the introduction of the pedestrian side access gate in replacement of the existing section of fencing, it is not considered that this would result in any detrimental impact on the streetscene.

(iii) Impact on neighbour amenity

It is unlikely that the proposal would result in any harm to neighbouring or adjacent properties.

8 **Conclusion**

The proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01418 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Red line plan- received 22nd December 2015

Block plan- received 22nd December 2015

Photographs 1 & 2 as submitted showing the layout of the existing car port and details of the new garage door to be fitted- received 27th January 2016

Photographs 3 & 4 as submitted showing the existing fence panel to the side

of the property and the proposed gate to be fitted- received 27th January 2016
Drawing 1- proposed front elevation for the garage- received 27th January
2016
Drawing 2- proposed front elevation for the side gate- received 27th January
2016

Reason: - To ensure provision of a satisfactory development.