
Site Address:	22 Frogmore Lane, Waterloooville, PO8 9QL		
Proposal:	Detached garage.		
Application No:	APP/16/00052	Expiry Date:	14/03/2016
Applicant:	Mr & Mrs Allinson	Team:	Team 2
Agent:	Mr Hinton	Case Officer:	Bee Crawford
	Corinthian Architectural Design		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached bungalow situated on a large plot, set back from the highway. It has a brown tiled pitched and hipped roof and elevations of red multibrick. There is an east west decline to the site which has open vehicular access to the front which is predominantly made up of tarmac. There is a 1 metre high wall to the front boundary, a 2 metre high fence to the southern boundary and a 2 metre high fence reducing to a 1.5 metre high wall to the northern boundary.
- 1.2 Detached bungalows are to the north and south and opposite the site. The area is of low to medium density with a mix of detached and semi-detached bungalows and two storey properties of individual age, style and design.

2 Planning History

APP/15/01300 - Detached garage, refused 14/01/2016.

3 Proposal

- 3.1 The application is for a detached garage to the front of the property of 7 metres in depth, 5 metres in width with a pitched and hipped roof to an eaves height of 2.3 metres and a ridge height of 4.7 metres (revision to APP/15/01300).

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

FAO Mr P Marshall, Development Engineer
No adverse comment.

Jamie Gargett, Development Control

After visiting the site I can confirm that the proposed garage will not impact negatively on the Horse Chestnut in the garden of 20 Frogmore Lane. Minor tip pruning will be required as the tree grows in relation to the garage, however this is acceptable as the canopy of the tree extends across the boundary fence into the driveway at number 22.

No arboricultural objections were raised for this proposed development

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: 16

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 visible from the public realm due to its location to the front of the property, however it will be situated approximately 20 metres from the highway. Although there are no other examples of this type of development in the immediate vicinity, due to the diverse nature of the existing streetscene and the variation in the

building line, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable. This is a revised application, resiting the garage following the refusal of APP/15/01300.

(iii) Effect on neighbouring properties

- 7.4 There are no windows in the proposed garage, which is to be built approximately 1.8 metres from the southern boundary and in excess of 10 metres from the northern boundary. The property at number 20 (to the south) is set back 8 metres from the rear elevation of the proposed garage and it is deemed any impact would be negligible. Although the garage is of a generous size and would be visible to the properties within close proximity of the application site, the roof is hipped and pitches away from the property boundaries which would lessen any perception of the development being overbearing.
- 7.5 It is therefore considered that the proposal is unlikely to appear overbearing and would have negligible impact on the properties immediately adjacent or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted that no objections were received for 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/16/00052 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 weather-boarding and grey slate.
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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and proposed block plan
Drg No 001 Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.