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| Site Address: | 1 Cotswold Way, Waterlooville, PO7 7GJ | | |
| Proposal: | Installation of garage door to carport. | | |
| Application No: | APP/16/00605 | Expiry Date: | 11/08/2016 |
| Applicant: | Mr D Clutton | | |
| Agent: | | Case Officer: | Karen Wooden |
| Ward: | Waterloo | | |

Recommendation: **GRANT PERMISSION**

## 1 Site Description

1.1 The car port the subject of this application is one of four attached car ports located within a parking area to the rear of 1 Cotswold Way (one of which has previously installed a garage door), and are constructed of red multi brick elevations with a pitched concrete tiled roof.

1.2 Cotswold Way is a modern housing development of two storey dwellings and apartment blocks and is located to the north west of Waterlooville town centre.

## 2 Planning History

APP/16/00632 - Installation of garage door to car port at No. 2 Cotswold Way. This is a current application awaiting determination.

APP/12/00008 - Application for Third and Fourth Phases of residential development (219 dwellings, comprising 178 houses and 41 apartments) along with 17 live/work units (Reserved Matters application under outline planning condition 7 with relevant part clearance of outline planning conditions 6, 21, 22 and 24 of outline Permissions 05/40000/000 (Havant) and 05/00500/OUT (Winchester) which provide for the development of land for residential (450 units), live/work (24 units), employment (7.1 ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food and drink, financial/professional & health, open space/recreational purposes & the construction of two accesses from Hambledon Road).

05/40000/000 - Outline application for development of land for residential (450 units), live/work (24 units), employment (7.1ha including B1, B2 and B8 and a Household Waste Recycling Centre), mixed use including retail, food & drink, financial/professional & health, open space/recreational purposes & the construction of two accesses from Hambledon Road (Approved 04/01/2008). Request to Discharge Condition 15 for phases 3 and 4 (Part approval 25/04/2016). Request to Discharge Conditions 13, 14 and 19 for phases 3 and 4 (31.05.16).

## 3 Proposal

Installation of garage door to carport. The proposed door is to match the previously installed door within the block, as shown on the photograph received as part of this application.

## 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

## 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: 7

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) 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 and parking

The car ports are located within a parking area to the rear of the properties on Saddleback Road and Cotswold Way, and are barely visible from the streetscene.

The materials used for the construction of the car ports are multi brick to the elevations and tiled roofs which match the materials used in the surrounding properties. The car ports have been constructed in such a way that they appear to be garages with the absence of a door. Examples can be found within close proximity to the application site where garage doors have been fitted to the car ports and these are more visually attractive. It does appear that many of these have been added without the benefit of planning permission, although it would not be considered expedient to take enforcement action against the owners of these car ports, because the car ports had the appearance of a garage without a door in any case. The introduction of a door does not change the use of the structure which can still be utilised for the parking of car. It is not considered that a refusal could be defended at a planning appeal, particularly as a condition can be added to require the garage to be retained for the parking of vehicles.

A condition was attached to the original planning application specifying that the car ports were to be used for no other purpose than the parking of cars. The addition of the door will still enable the parking of cars and therefore will not be in breach of this condition.

Therefore it is considered that the installation of the garage door will not have a negative impact upon the streetscene and will be compliant with Policies CS16 and DM13 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

The installation of the garage door will not result in any harm to neighbouring or adjacent properties and will in fact improve security for the owners of the car port.

A similar application has been received by the occupiers of No. 2 Cotswold Way for the installation of a garage door onto the carport adjacent to the one the subject of this application.

A condition was added to planning permission APP/12/00008 with regard to retaining the garages and car ports for the parking of cars. A similar condition will be added to this planning permission.

## 8 Conclusion

The proposal is considered to be acceptable and compliant with policies CS16 and DM13 of the Havant Borough Core Strategy 2011, and is therefore recommended for approval.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00605 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 Compulsory Purchase Act 2004.

2 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
**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 garage/car port shall not be used for any other purpose than the parking of cars/motorbikes
**Reason:** To ensure the provision and retention of the parking in the interests of local amenity and highway safety and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework.

4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - 00133626-751C13
Block plan - 00133630-9912F7
Photograph - received 09.06.16

**Reason:** - To ensure provision of a satisfactory development.