
Site Address:	40B Bedhampton Hill, Havant, PO9 3JW		
Proposal:	Construction of a 2 bay timber framed garage. Construction of a brick wall (0.6m) with close boarded fence (1.83), 2No. brick pillars and new gates to front boundary		
Application No:	APP/16/00697	Expiry Date:	29/09/2016
Applicant:	Mr Longden-Thurgood	Case Officer:	Harriet Pitney
Agent:			
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey detached dwelling with elevations of brick construction, partially clad to the front elevation, and a tiled pitched roof.

The property is the western most dwelling of a line of 4 detached dwellings on the northern side of Bedhampton Hill Road, off the access to the Rusty Cutter. The 4 dwellings share vehicular access which is private and an unadopted road. Number 42 Bedhampton Hill immediately adjacent to the application site is a very substantial dwelling surrounded by trees and a close boarded fence abutting the highway.

The property currently benefits from open vehicular access to the front driveway which provides adequate offroad parking provision and access to the large front garden area which is primarily laid to lawn. The boundary treatment to the front currently comprises a timber close boarded fence approximately 2 metres in height and is sited immediately adjacent to the highway.

The surrounding area is residential in nature with a medium density of dwellings immediately adjacent to the site and to all boundaries of a similar size albeit varied in their design.

2 Planning History

00/50505/003 - Balcony at first floor level to front elevation., PERM,25/10/2000

96/50505/002 - Single storey side extension utility room, PERM,08/11/1996

05/50505/004 - Erection of 1.8m high timber fencing with a 1.5m high wrought iron gate to the south east of the site., PERM,01/08/2005

05/50505/005 - Erection of 1.8m high timber fencing with a 1.8m high wrought iron gate to the south east of the site. (Revised Submission)., PERM,07/11/2005

APP/11/01330 - Two storey rear extension., PERM,10/10/2011

3 Proposal

This application is for the construction of a 2 bay timber framed garage measuring 4.1 metres in height, 5.7 metres in width and 5.65 metres in depth. The application also incorporates the construction of a brick wall (0.6 metres in height) with a close boarded fence on top (1.83 metres in height), 2 No. brick pillars and new access gates to the front boundary.

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

The Highway Authority has no adverse comments in relation to this application. As the proposed new access gates are to the front boundary and sited immediately adjacent to the highway, a recommendation has been made to make the gates electric- written confirmation has been received from the applicant in this regard and has been conditioned as part of the application.

An informative note has been placed on the planning decision stating that works to the existing vehicular crossing will require an agreement with the Highway Authority prior to commencement.

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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 to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed garage is of a functional design and has been designed sympathetically so that it is sited 1 metre away from the side boundary and approximately 2 metres away from the front boundary. The roof of the proposed structure has also been designed so that it hips away from the side boundary softening the impact of the structure in context with the existing streetscene. The proposal seeks to alter the existing access so that vehicular access is now obtained from the front boundary as opposed to the side and new boundary fencing is proposed to replace the existing access. This is also considered to soften the impact of the structure on the existing streetscene by virtue of the proposed materials enabling the proposed garage to blend with the boundary treatment and adequately screen the structure from the public realm.

Whilst the proposed garage is of a larger scale, it is considered that the development is in proportion with the existing dwelling and the size of the plot. On this basis, it is not considered that the proposal would harm the character and appearance of the area, resulting in any detrimental impact upon the visual amenity of the surrounding locality.

It is important to note that other examples exist within the streetscene of Bedhampton Hill, whereby larger detached garages have been constructed forward of the principal elevation and visible from the streetscene.

With regards to the change in access, the majority of properties within Bedhampton Hill all have front boundaries consisting of a combination of timber close boarded fencing or brick boundary walls. The property currently benefits from a front boundary of approximately 2 metres in height, therefore it is not considered that this element of the proposal would significantly harm the character and appearance of the area. A dropped kerb already exists enabling access from the principal elevation and the Councils Development Engineer has no objection to the proposal, however, an informative has been imposed stating that works to the existing vehicular crossing will require agreement with the Highway Authority.

(iii) Impact upon residential amenity

The proposed development is sited a significant distance away from the adjacent neighbouring properties (40a & 42 Bedhampton Hill Road), therefore it is not

considered that the proposal would have a negligible impact upon neighbour amenity through the loss of light, privacy, outlook or overlooking. On this basis, the proposal is considered to be in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011- Clause 1. e).

No objections have been received in relation to this application.

8 Conclusion

The proposed development is considered to be of a scale and design which is appropriate to the existing built form of the original dwelling, not resulting in any detrimental impact on the character and appearance of the area or neighbour amenity. The scheme is therefore considered to be in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011 and is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00697 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 structure hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 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:

Amended red line plan- received 4th August 2016
Block plan- received 7th July 2016
Block plan detailing proposed new access- received 25th July 2016
Proposed boundary elevations (Ref: 001)- received 7th July 2016
Section A-A retaining wall plan (Ref: 002)- received 7th July 2016
Proposed access plan (Ref: 003)- received 7th July 2016
Proposed elevations plan- received 7th July 2016
Email from applicant dated 19th August 2016 confirming access gates are to be electric

Reason: - To ensure provision of a satisfactory development.