
Site Address: Orchard Cottage 23 Warblington Avenue, Havant, PO9
2SD
Proposal: Extension and alteration to existing car port/home office.
Application No: APP/15/01415 Expiry Date: 15/02/2016
Applicant: Mr P Rowsell Team: Team 1
Agent: Mr M Wilkes Case Officer: Heather Lealan
Ward: St Faiths

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is set in a quiet residential area. The property in question is a large chalet style detached property. The hardstanding to the front of the property provides parking for over 5 cars. To the north and south the boundary treatment is represented by mature planting to varying height.
- 1.2 Adjacent to the northern boundary is a large detached double garage with loft space. The property is brick and timber built with a tiled pitched roof. The property is unique in design in comparison to its neighbouring counterparts.

2 Planning History

05/70697/000

Provision of living accommodation in the loft space to include raising of roof ridge height and change to roof shape, construction of dormer windows to the front and rear elevations, single storey rear extension. Erection of detached double garage to the west of the dwellinghouse, PERM, 19/08/2005

3 Proposal

Extension and alteration to existing car port/home office.

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

None

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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

7.2 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

7.3 The application site is in a prominent position on the eastern side of Warblington Avenue. Although there is a mature hedge along part of the front boundary of the site, it does not wholly screen the existing large garage structure from the streetscene. There are significant views into the site and of the garage from the entrance off Warblington Avenue.

7.4 As such, the extensions and alterations proposed to the existing garage would be highly visible from the wider streetscene. The proposed additional bulk and dormer windows, (which would dominate the majority of the garage roof slope), would have a detrimental effect on the appearance of the building and would result in a building that would be incongruous in its context. The extended garage, which is already a significant structure, would have the appearance and scale of a second domestic dwelling; an unacceptable juxtaposition to the existing dwelling within the site. The scheme would therefore have an adverse effect on the visual amenities of the area and would not accord with the requirements of Core Strategy policy CS16 (c).

7.5 There are other examples of large garage structures to the front of dwellings within the immediate area. However, none have the same impact as the application proposal

would create in terms of the resulting visual dominance of the altered structure within its highly prominent streetscene context.

(iii) Residential amenity

- 7.6 23 Warblington Avenue is situated within a substantial plot within Warblington Avenue. The proposed dormer windows face south across the garden and are sufficient distance from the dwellings to the south so as not to create unacceptable levels of overlooking. The proposed alterations to the attached garage are sufficient distance from the surrounding dwellings so as not to cause issues of overbearing. It is considered that to this regard the scheme accords with the requirements of Core strategy policy CS16 (e).

8 Conclusion

- 8.1 Although the proposed development would not adversely affect the amenity of the neighbouring properties, it would have a detrimental effect on the appearance of the building and character of the streetscene and would therefore have an adverse effect on the visual amenities of the area. As such the recommendation is to refuse planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/01415 subject to the following conditions

- 1 The proposed extensions and alterations to the existing garage by reason of the increased bulk and addition of dormer windows would create an incongruous feature in the streetscene and would therefore have an adverse effect on the character and visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.