
Site Address:	23 Claremont Gardens, Waterloooville, PO7 5LL		
Proposal:	Erection of timber framed carport in front garden		
Application No:	APP/15/01024	Expiry Date:	12/11/2015
Applicant:	Mr T Walker	Team:	Team 1
Agent:		Case Officer:	David Eaves
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a Grade 2 Listed dwelling set within a development of more modern residential development. The house is set back from the road with a large front garden. There is some existing screening around the site of the proposed garage.
- 1.2 The front garden currently includes a container understood to be being used for storage whilst long term works are carried out to the house. To the rear of the property is a free standing garage.

2 Planning History

APP/15/01024 Listed building application to replace existing rear elevation ground floor bow window with double doors & winglights & plain tiles canopy over. Current Application

09/60513/008 Listed Building Consent to raise flat roof to rear, create accommodation in roof space incorporating dormers to front and rear, velux to side (west) elevations and the repainting of the front elevation. Permitted November 2009

09/60513/007 Raise flat roof to rear, create accommodation in roof space incorporating dormers to front and rear and velux to side (west) elevations. Permitted November 2009

07/60513/006 Listed Building Consent for re-rendering The Dairy Farm. Permitted April 2008

07/60513/005 Retention of timber log store and security gate. Permitted August 2007

06/60513/003 Detached double garage. Permitted March 2006

05/60513/002 Erection of double garage. Permitted June 2005

3 Proposal

The proposal is to erect a carport/garage 6m x 3.6m to the front of the property. The building would be enclosed on three sides but open to the front. The building would have a traditional design with brick plinth, timber cladding and plain clay tile pitched roof.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer (summary)

Concern over existing container, proliferation of buildings and container in front garden and impact on the setting of the listed building.

If a clear case for the building can be made, the chosen location is the least harmful. It has the benefit of some partial hedge screening and is reasonably well designed/ The materials are acceptable in principle. If weatherboarding is permissible I would recommend the use of wide oak boarding allowed to naturally weather to silver grey. The new building is set close to the neighbouring boundary. A building of this construction may not be permissible under the building regulations due to the spread of fire. I advise this be resolved with building control.

If the case for the structure can be justified and minded to grant permission, I wish to see it tied into the removal of the steel container so as to start to regain something of the buildings setting. Likewise I advise that its use should be controlled.

Officer Comment:

The proposed materials for the garage have been discussed with Building Control officer and there is no Building Regs reason that timber cladding cannot be used. With regard to the container, this is understood to be on site whilst works are carried out to the building for storage. At this time the applicant has confirmed it is still required as works to the house continue (confirmed by building control). It is considered in the circumstances that the removal of the container cannot be achieved at this stage.

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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 2 (submitted with application) Support

Summary:

Worthwhile addition and enhancement of property.

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 on the setting of the Listed Building
- (iii) Impact upon the streetscene
- (iv) 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. As this property is a listed building it is necessary to consider below the impact on the setting of the building.

(ii) Impact on the setting of the Listed Building

With regard to the impact there is some concern in relation to the proliferation of structures/buildings in the front of the property. During the course of the application the continuing need for the container and the need for an additional garage have been explored with the applicant. The responses given indicate that the proposed building can be justified and at this stage the container remains a requirement to help facilitate ongoing works to the property.

The proposed building is sited such as to reduce its impact on the setting of the main building and would be traditionally designed and would incorporate appropriate materials. A materials condition is recommended to ensure that this is carried through to the final building appearance. It is on balance considered that the proposal would have an acceptable impact on the setting of the Listed Building such that it would be preserved.

(iii) Impact upon the streetscene

The building would be relatively prominent in the street scene due to its siting forward of the dwelling. There is some existing screening provided by vegetation that should remain in situ. The building is towards the end of the cul de sac and adjacent to the road hammerhead. Given the limited single storey height and traditional form and scale of the building it is considered that the proposal would have an acceptable impact on the streetscene.

(iv) Impact upon residential amenity

The building would be set off neighbouring dwellings and is not considered to result in any unneighbourly impacts. It is noted that letters of support have been received from two nearby properties.

8 **Conclusion**

In conclusion, the proposed development is considered to be acceptable in principle, it would be well designed and have an acceptable impact on the setting of the Listed Building, the streetscene and neighbours. Planning permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01024

(A) 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the car port have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and 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:

Design and Access Statement July 2015
Location Plan Licence no. 100041040
Location and Site Plan dated May 2007
Part Site Plan and elevations received 17th September 2015

Reason: - To ensure provision of a satisfactory development.