
Site Address:	18 Delft Gardens, Waterloooville, PO8 8SP		
Proposal:	Erection of detached double garage to rear of dwelling to include replacement block paving to drive.		
Application No:	APP/16/00753	Expiry Date:	26/09/2016
Applicant:	Mr S Mullineaux		
Agent:		Case Officer:	Karen Wooden
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey link attached house located in a residential cul-de-sac in Waterloooville, which is characterised by fairly modern dwellings of a similar age and design.
- 1.2 Currently the property has a garage which is attached to both the side of the application site, and the garage to No. 16 Delft Gardens. To the front of the garage is a driveway with parking for two cars.
- 1.3 A large shed has been added on to the rear of the existing garage, both of which are to be removed should this application receive approval.

2 Planning History

00/50743/002 - Construction of shed to rear of garage (retrospective application), PERM, 13/06/2000

3 Proposal

Removal of existing garage and shed, erection of detached double garage to rear of dwelling to include replacement block paving to drive.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water

We object to the proposed development as it appears that there is limited opportunity

to divert existing surface water drainage apparatus. Should planning permission be granted, and therefore the layout will need to be amended to ensure there is

- a clearance of 3.5m either side of the surface water and foul sewer to protect from construction works and to allow for future access for maintenance.
- No trees to be planted within 3.5m of either side of the centre line of the public sewer

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Officer comment: These points have been discussed with the applicant, who has confirmed that the location of the sewer is approximately 10m from the proposed siting of the garage. Should the applicant have any concerns or queries they have been advised to contact Southern Water directly.

Southern Water also refer to the site being within a Source Protection Zone. Due to the nature of the proposal it is not considered that it would have any impact and therefore the Environment Agency have not been consulted.

Arboriculturalist

No comment

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: 5

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

Whilst part of the proposal would be visible from the streetscene, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The materials to be used in the construction of the garage are to match the materials used on the original dwellinghouse which will minimise the visual impact.

The majority of properties within Delft Gardens are link attached, with the exception of the house opposite (No. 15 Delft Gardens) and the properties located directly south of the application site (No's 20, 22 & 24 Delft Gardens), which are part of a more recent extension of the road. Therefore, although the proposal will change the application site from link attached to a detached house it is not considered that this would break up the rhythm of the streetscene.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. Further to pre-application advice given to minimise the impact on the occupiers to the north (No. 16 Delft Gardens) the proposed height of the garage has been reduced from 4m to 3.5m, and now has a double hipped roof. The garage windows and doors are located east and south elevations, causing no overlooking into the neighbouring properties.

The access to the proposed garage will be along the boundary of the application site and No. 16. Any vehicle being parked in the garage will therefore drive alongside the garage to No. 16. At the site visit it was evident that an extension has been built to the rear of this garage to form a secondary reception room. It is accepted that the relocation of the garage will cause a slight increase to noise levels, but as the garage is to be used in conjunction with the existing dwelling and for no other use, it is not considered that this increase would cause unacceptable harm.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00753 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - received 20.07.16

Block plan - received 20.07.16

Proposed floor plan - received 01.08.16

Proposed elevations - received 01.08.16

Existing photographs - received 20.07.16

Reason: - To ensure provision of a satisfactory development.