
Site Address:	5 Newlands Road, Waterloooville, PO7 5NF		
Proposal:	Erection of double garage to rear.		
Application No:	APP/16/00272	Expiry Date:	18/05/2016
Applicant:	Mr Bryan		
Agent:		Case Officer:	Emma Chisnall
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Newlands Road is a semi detached bungalow situated on sloped ground from south to north and is constructed of a cream coloured render with a bare brick base. The roof has previously been converted into a useable space and is constructed of a concrete tile and is half hipped. The front amenity space is moderate in size and is used as lawn with a low 1m brick boundary which is hard-surfaced on both sides for the provision of parking approx 2 cars. The hard-surfacing continues along the side elevation and stretches along the rear amenity space which provides additional parking for at least two additional cars. The rear amenity space is large in size and mainly lawn with an area along the back which has been hard-surfaced for the proposed garage development. The boundary to the rear of No 5 is high 2m fencing along the sides with 3m fencing along the rear (north) boundary to provide additional screening.

2 Planning History

None

3 Proposal

Erection of double garage to rear. The area proposed for the garage is currently hard-surfaced and screened by 3m fencing to the rear and 2m fencing to the side.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

Havant Borough Residential Parking and Cycle Provision SPD March 2010

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: 3

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 character of the area
- (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. The proposed garage is considered to be small enough in size to remain unobtrusive to the neighbouring dwellings and is therefore considered to be acceptable in principle.

(ii) Impact upon the character of the area

The proposed garage will be located along the rear of the dwelling's boundary. Although this development would appear higher in position because of the slope in the land when compared to the front of the dwelling, it is considered that due to the distance between the proposed garage and streetscene that this visual dominance should be reduced and that coupled with the screening in place, partly hidden so as to not cause a significant negative impact to the character of the area.

Along Newlands Road there are multiple other garages positioned within rear amenity spaces of neighbouring dwellings which would help the proposed works at No 5 to look in keeping to the area and not out of place. The materials it will be constructed of are proposed to be matching to that of the original dwelling which will help the garage look in keeping and matching to the original dwelling which will create a visual connection between both developments and help maintain the character of No 5.

(iii) Impact upon residential amenity

No 5 Newlands Road has adequate amenity space to accommodate the proposed garage without significant loss of the current amenity space. The garage is proposed to be located in the rear east corner of No 5 and will run alongside part of the rear garden of the neighbouring dwelling. It is considered that this neighbouring dwelling (which is currently under construction) should only have a minimal impact caused from the development as the proposed garage would be set away from the boundary which will soften its appearance and no windows or doors are proposed to be installed along this elevation which will reduce over-looking and protect privacy levels between the neighbours. It is also noted that the screening in place is adequate and that due to the size of the garage it should not appear over-bearing or obtrusive to the neighbouring amenity space.

One window and door are proposed to be installed along the west elevation. These are considered to be adequately away from the neighbouring dwelling at No 3 to reduce potential over-looking and prevent a loss of privacy. It is therefore considered that this development is acceptable.

8 Conclusion

No 5 Newlands Road has adequate amenity space for the proposed garage. The space available should ensure that there is only a minimal amount of loss to the residential amenity of the neighbouring dwellings and a minimal impact caused to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00272 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 Compulsary 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:

Site Location Plan: License Number 100047474
CGI Drawings Received on 16th March 2016
Plans Received on 30th March 2016:
Front and Rear Elevations
Floor Plan
West and East Elevations

Reason: - To ensure provision of a satisfactory development.