
Site Address:	5 Wickor Way, Emsworth, PO10 7RE		
Proposal:	Replacement garage to rear of property.		
Application No:	APP/16/00193	Expiry Date:	21/04/2016
Applicant:	Mr Davis		
Agent:		Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey bungalow with a concrete tiled pitched roof and elevations comprising cream render which is partially tile hung to the principal elevation. The site is relatively level with open vehicular access to the front driveway and garden area. The front driveway is hardsurfaced with the front garden area laid to lawn and a low lying brick wall defining the front boundary to the property. The rear garden is laid to lawn and enclosed by a timber fence approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

63/13322 - for the erection of 10 semi-bungalows and 4 bungalows at plots 1-6, 14-17 and 20-23, UNK,30/01/1964

3 Proposal

This application is for the erection of a replacement garage to the rear of the property measuring 6.85 metres in length and 3.4 metres in height to the ridge.

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

Not required.

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: 1

Summary:

A- loss of amenity

B- proximity to boundary

C- noise nuisance and potential damage to neighbouring property throughout construction.

D- encroachment

E- surface water drainage

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, therefore development is considered acceptable in principle subject to Development Control Criteria.

(ii) Impact upon the streetscene

Whilst the development would be visible from the streetscene with regards to the north (principal) elevation, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The property currently benefits from a garage in this location and is set back a considerable distance from the highway.

(iii) Impact upon residential amenity

This application has been subject to revision by the applicant, following a neighbour objection letter and consultation with the Local Planning Authority, whereby the roof of the proposed garage has been altered from a gable roof to a flat roof with a reduced pitch to the principal elevation. Whilst it is noted that the footprint of the proposed garage is increasing from the footprint of the existing garage and some elements of the roof structure are marginally increasing, it is not considered to worsen the impact

currently shared with the existing garage through the loss of privacy, outlook or overlooking to such a detrimental extent as to warrant a refusal of planning permission.

It is noted from the representation received that concerns have been raised regarding the proximity of the proposed structure in relation to the western boundary shared with 7 Wickor Way, however, the amended plans submitted on 11th April 2016 show the proposal to be wholly within the curtilage of 5 Wickor Way and is further demonstrated through Certificate A signed on 17th February 2016.

Concerns have also been raised regarding potential noise and disturbance as a result of construction works and measures to be taken in relation to surface water drainage. Matters such as these fall to civil legislation and therefore are not a material consideration in any planning decision.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of the Havant Borough Council Core Strategy. The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00193 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan- received 23rd February 2016
Block/site plan- received 23rd February 2016
Block/site plan showing proposed garage- received 25th February 2016
Amended existing and proposed elevations- received 11th April 2016
Reason: - To ensure provision of a satisfactory development.