

Recommendation: **GRANT PERMISSION**

Development Engineer
No adverse comments

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: 14

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) Appropriateness of design and impact on the streetscene
- (iii) Effect on neighbouring properties

(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) Appropriateness of design and impact on the streetscene

7.3 The proposal would be partially visible from the public realm due to its location at the front of the site, although it will be set no less than 3m back from the highway. The car barn will be obscured by the natural screening to the east and south elevations which will lessen any negative impact and due to the diverse nature of the streetscene, with some similar structures within Park Crescent, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

The car barn will consist of timber boards to the elevations and brick red tiles to the roof. The design and appearance of the car port is deemed appropriate in context to the locality and main dwellinghouse, and therefore considered to be acceptable, meeting the requirements of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

7.4 To the south of the application site is No. 73 Havant Road. The car barn will be approximately 3m from the boundary line and 9m from the actual property. The boundary line is screened by tall, mature trees. 8m to the north of the proposed car barn is 2b Park Crescent. Although the barn will be visible from the front garden of 2b, it is not considered that it will cause an unacceptable harm to their amenity. The property to the east is approximately 20m, and to the west is the rear section of the garden of No. 77 Havant Road.

- 7.5 The properties in this part of Park Crescent are predominantly large detached houses, set within spacious plots, and are mainly set back from the highway. There is evidence of similar structures within Park Crescent and no objections have been received regarding the scheme. It is therefore considered that the proposal is unlikely to cause unacceptable harm to the amenity of the neighbours, meeting the requirements of policy CS16 of the Havant Borough Core Strategy 2011.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00478 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:

Location plan - received 17.05.16

Block plan - received 17.05.16

Proposed elevations - 33/68553

Reason: - To ensure provision of a satisfactory development.