
Site Address:	27 Highfield Avenue, Waterlooville, PO7 7PY		
Proposal:	Erection of detached garage. (Revised Application).		
Application No:	APP/15/00334	Expiry Date:	23/07/2015
Applicant:	Mr Creese	Team:	Team 2
Agent:	Mr Atkinson	Case Officer:	Tina Pickup
	Architectural Drawings		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

Number 27 is a semi-detached mansard style property but it is laid out at 90 degrees to its attached half, number 29. Number 29 faces the highway in the traditional layout, but the application site has its primary frontage and front door within the 'side' elevation facing west. Between the application site and number 25 to the west is a tarmaced private drive serving two properties set in a backland position to the north of the application site.

The application site has an open plan frontage which is grassed and from muddy tracks it is clear that the area in front of the house is currently used for the parking of a car. There is a 5' high close boarded fence that extends from the 'side' elevation of the house to the western boundary which becomes a 5' high brick pillared wall with decorative infill concrete blocks running along this boundary with the adjacent private drive, enclosing the rear garden. In the north western corner of the garden an old garage has recently been demolished; the northern boundary is fence panels with trees and shrubs beyond providing screening to the dwellings to the north.

Highfield Avenue is characterised by generally substantial semi detached properties set well back from the highway with drives leading to attached garages. Over time various extensions, porches and garages has given each dwelling a unique identity and there is a mix of garage styles - some flat roofed attached, some half mono-pitch examples and some traditional pitched.

2 Planning History

APP/11/01456 - Single storey rear extension and replacement garage pp 17/11/11

NB/ This has been partly implemented (extension done but not garage) so permission is extant. That garage was proposed as a brick with tiled roof measuring 5.6m in width, 6.0m in length and 4.3m in height (to the ridge) and sited very close to the north-eastern corner.

APP/14/00348 - Erection of single detached garage Permitted 14 May 2014 - this garage is sited adjacent the dwelling near the front of the site and is flat roofed of brick construction measuring 8.9m x 4.5m with a height of 2m. This has not yet been implemented.

3 Proposal

The garage the subject of the current application would be sited at the rear of the site,

in the north-eastern corner, but set 1m in from the boundaries. It is proposed as a timber construction with feather edge oak cladding with pitched slate effect tiled roof. Roller shutter doors are proposed in the western elevation with timber beams to this elevation, and a pedestrian door in the south elevation. The garage would measure 5.7m wide by 5.6m deep having a height to eaves of 2.4m and to ridge 3.875m.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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)

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment

Arboriculturalist - n/a

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Siting and design and highways considerations
- (iii) Impact upon the streetscene and adjacent residential amenity
- (iv) Impact on trees

(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) Siting and design and highways considerations

The siting of the proposed garage is dictated by its materials - being of timber construction, to satisfy Building Regulations fire retardant issues it has to be at least 1m from the sites boundaries. Therefore it cannot be tucked into the corner further, like the extant brick garage permitted under APP/11/01456. The effect of this is that there is only 4.2m from the western elevation of the garage to the back edge of the residential curtilage ie to the private access road. This is a substandard distance to allow for the parking of a car in front of the garage without overhanging the access drive. This has been discussed with the highway engineer and applicant and mitigating factors include the fact that the proposed garage doors are of roller shutter design reducing the opening distance and enabling vehicles to park as close as possible to the doors; the fact that the original garage on the site was of a similar siting; the fact that the access drive is a private road and the overhang would not block an adopted highway.

On balance it is concluded that this issue would be a private matter - should vehicles be parked in front of the garage and cause a nuisance to the adjacent residents, then this would be a neighbour dispute to be resolved privately; the applicant has been made aware of the potential problem and has indicated that he would not park in front of the garage but inside. In the circumstances it is considered appropriate to condition the retention of the garage space for the parking of vehicles only and not to be used for domestic storage etc.

(iii) Impact upon the streetscene and adjacent residential amenity

Being sited at the rear of the garden, accessed off the private drive that runs between No 25 and 27, the proposed garage will not be visible from the public street scene at all and therefore have no adverse impact. Similarly it would not affect the amenity of neighbours in any way. Accordingly the proposal is considered compliant with Policy Cs16 c) and e).

(iv) Impact on trees _

Immediately to the north of the site boundary is some mature screening in the form of bushes and trees - these are not in the application site. The proposed garage, being 1m from the boundary, would have less of an impact and disturbance on these trees than the previous extant brick permission that was closer to the boundary.

8 Conclusion

It is considered that the proposed garage would have no harm on the adjacent residential amenity or visual appearance of the street scene and the potential

disturbance caused by overhanging vehicles onto a private drive would be a private matter. Therefore the application is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00334

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The external materials to be used shall be as indicated on the submitted details unless otherwise first agreed by the Local Planning Authority.

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 2012.

- 3 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be used for domestic storage or converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking to discourage parking in front of the garage in the interests of local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Revised 1:1250 Site Location Plan received 28/5/2015

Site Plan Drawing No 27HA/310/2015

Block/Roof Plan Drawing No 27HA/311/2015

Proposed Plans and Elevations Drawing No 44730/01 rev A

Reason: - To ensure provision of a satisfactory development.