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|-----------------|---------------------------------------------------------|---------------|--------------|
| Site Address:   | 11A Stirling Avenue, Waterloooville, PO7 7NH            |               |              |
| Proposal:       | Erection of single storey garage to the East elevation. |               |              |
| Application No: | APP/16/00517                                            | Expiry Date:  | 06/07/2016   |
| Applicant:      | Mr Wilson                                               |               |              |
| Agent:          | Mr Jones                                                | Case Officer: | Karen Wooden |
| Ward:           | Stakes                                                  |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site is located on the corner of Stirling Avenue and Hurstville Drive in Waterloooville, a residential area containing a mixture of detached and semi-detached dwellings. No. 1a Stirling Avenue is a two storey detached house with a cat-slide roof, set approximately 10m back from the roadside. The house is of brick built construction, with a hung tiled roof, and benefits from a small lawned area to the front of the house, and block paved driveway to the side.

## **2 Planning History**

No planning history

## **3 Proposal**

Erection of single storey garage to the east elevation

## **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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### Southern Water

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over to a "public sewer" is not normally permitted by Southern Water.

However, under certain circumstances building over a minor sewer may be allowed.

The conditions associated with the build over/close to a sewer are contained in Southern Water guidance notes which are available at: [www.southernwater.co.uk](http://www.southernwater.co.uk). A

formal application to build close to the sewer will be required to be submitted by the applicant.

Please note:

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a. Adequate soakaway or infiltration system
- b. Water course
- c. Where neither of the above is practicable sewer

We request that should this application receive planning approval, the following informative is attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or [www.southernwater.co.uk](http://www.southernwater.co.uk) \_

Furthermore, due to changes in legislation that came into 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.

## **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: 7

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) Effect on neighbours
- (iii) Appropriateness of design

(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) Effect on neighbours

The proposed garage will be located to the south east of the existing dwellinghouse and therefore will have no detrimental effect to the occupiers of the properties to the north, south or west. Due to the angle between the application site and the property to the east (15 Stirling Avenue), and the lack of any proposed windows to the east elevation of the garage, any effect on the occupiers of this property are to be negligible. Therefore it is considered that the proposal complies with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Appropriateness of the design

The proposed garage will not project beyond the front building line of the existing property, and will be constructed using white uPVC and brickwork to match the existing dwellinghouse. The streetscene is made up of varying styles of properties, the majority of which already benefit from a garage to either the side of the front of the houses and therefore the erection of the garage in the proposed location will not affect the character of the streetscene.

Should the height of the garage be 0.2m lower than proposed, the garage would have complied with the requirements of 'Permitted Development' and therefore would not have required planning permission.

To ensure that 2 parking spaces are maintained, and therefore being compliant with the Havant Borough Residential Parking and Cycle Provision 2010, a condition will be added to the permission to ensure the garage cannot be converted into living accommodation without the prior approval of the Local Planning Authority.

The garage will cause no unacceptable harm to either the character of the area or the neighbouring properties and therefore it complies with 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00517

(A)

(B) for the following reasons/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 11.05.16  
Existing plans and elevations - received 11.05.16  
  
**Reason:** - To ensure provision of a satisfactory development.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the garage must remain for the use of a vehicle, and is not to be converted into additional accommodation without the prior approval of the Local Planning Authority.  
**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.