
Site Address:	2 Southbrook Close, Havant, PO9 1RW		
Proposal:	Extension to existing garage to create double garage.		
Application No:	APP/15/00139	Expiry Date:	01/04/2015
Applicant:	Mr M Oliver	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the north-eastern corner of the junction Southbrook Road and Southbrook Close. The entire close is characterised by detached, two storey dwellinghouses, with parking to the front and either a single or double garage.

No.2 Southbrook Close is a two storey, detached residential dwelling with an attached, single width garage on the north elevation. The dwelling sits at a different angle to the highway than its neighbours to the north and as such there is an existing void between the garage and the north boundary.

2 Planning History

None relevant

3 Proposal

This application seeks permission for the widening of the existing garage, a subsequent redesign of the existing garage roof and alterations to the rear utility roof.

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

None relevant

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: 4

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 streetscene
- (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.

(ii) Impact upon the streetscene

This area of Southbrook Close benefits from several mature trees which afford screening of the application site. A single garage already exists, and the creation of a double garage would not look at odds within the local area given that many of the other dwellings already benefit from double garages.

The design of the resultant roof would be of high quality and therefore it is considered that this scheme would complement the host dwelling.

The proposed alterations to the rear utility roof are sufficiently screen from the public domain that no significant harm will be caused.

(iii) Impact upon residential amenity

No objections have been received from any neighbouring properties.

Given that the proposed site is located adjacent to the front garden of the northern neighbour, it is considered that any impact would be minimal.

8 Conclusion

The applications seeks to extend an existing garage to which there have been no objection from neighbours - the design is of high quality and it is therefore recommended to grant permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00139 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Garage Elevations & Alterations, received by the Council 4th February 2015

Block Plan, received by the Council 4th February 2015

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials to be used shall match in type, colour and texture those on the existing building.
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.