
Site Address:	76 Hambledon Road, Waterloooville, PO7 6UP		
Proposal:	New detached garage in front garden.		
Application No:	APP/15/00293	Expiry Date:	06/05/2015
Applicant:	Mr Harris	Team:	Team 2
Agent:	Mr Marshall	Case Officer:	Richard Nash
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large two storey dwelling house of brick, render and tile finish, located within a lengthy plot on the east side of a cul-de-sac element of Hambledon Road. The cul-de-sac is in turn accessed from the east side of the dualled element of the road, to the north of the roundabout forming a junction with Elettra Avenue and Milton Road.

The frontage of the site is hard surfaced and contains a kennel type building, and is bounded by a substantial recently constructed brick wall. The area is predominantly characterised by medium density residential land use, although there are commercial properties on the opposite side of the dualled section of Hambledon Road.

2 Planning History

APP/13/00053

Erection of 1.4 metre high front boundary walls with metal railing gates to vehicular access, following removal of existing hedges. Approved.

3 Proposal

The current application proposes the construction of a new detached garage to the front of the dwelling.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways: 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

7 Planning Considerations

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 on the application site and locality (including neighbouring 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. Furthermore, the provision of an outbuilding to a dwelling of this character and scale would also normally be acceptable in principle.

(ii) Impact on the application site and locality (including neighbouring amenity)

During the application process, the Applicant voluntarily submitted amended drawings showing a building reduced by approximately 20% in width and floor area. The building would not appear out of scale or context with the existing dwelling and a large amount of external space would be retained (the better quality amenity space at the property is in fact all to the rear, as the frontage is entirely hardsurfaced as noted above). The scale and siting of the building would be such that it should only have a limited impact on the amenities of occupiers of neighbouring properties.

The street scene is unusual in this location, in that it is 'secondary' to the more recently built dualled section of Hambledon Road. Longer views of the site and cul-de-sac street scene are screened by substantial trees. Within the cul-de-sac, the highway is extensively used for informal parking by non-residents. There are a range of frontage treatments, with the previous hedging at the application site now replaced by brick walling. This walling would screen the new building to some degree and there are other frontage buildings within this cul-de-sac section. It is therefore considered that the proposed building would not have a detrimental impact on the character and appearance of the application site or locality, provided that suitable materials are used in its construction.

8 Conclusion

The proposed detached garage would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00293, 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:

Block Plan (Revision A)
3 (Proposed Garage Plan and Elevations)

Reason: - To ensure provision of a satisfactory development.

- 3 Unless otherwise agreed in writing by the Local Planning Authority, the external materials to be used shall be as stated on the submitted planning application form.
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.