
Site Address:	4 Chaplains Avenue, Waterloooville, PO8 8QL		
Proposal:	Retention of detached timber garage.		
Application No:	APP/15/00316	Expiry Date:	04/06/2015
Applicant:	Mr M Ward	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hart Plain		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a detached bungalow with a grey tiled hipped and pitched roof and elevations of beige/red multibrick and white painted brickwork. The site is level with open vehicular access to the front and a gravel drive to the side of the property. The rear garden is laid to lawn and enclosed by a 2 metre high fence to the east, a 1.8 metre high fence to the west and a 1.8 metre high wall to the north.
- 1.2 Detached bungalows are adjacent to the site to all boundaries and the area is of medium density consisting of a mixture of detached bungalows, detached and semi-detached two storey properties of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the retention of a detached timber garage to the rear of the property of 5.93 metres in depth, 3.99 metres in width with a shallow pitched roof of 2.23 metres to the eaves and 2.65 metres to the ridge. The application was submitted following an investigation by the Council's Enforcement Officer.

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 comment.

Building Control, (Fire Access Consultation)

Given that the building exceeds 15 square metres, it is not considered exempt from Building Regulations where sited within 1 metre of and boundary and made of combustible material. To exempt it from Building Regulations, it should either be moved greater than 1 metre from any boundary or treated so as to be non-combustible.

NB: Informative recommended.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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 effect on the streetscene
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and effect on the streetscene

7.3 Part of the garage is visible from the public realm, however it is in excess of 20 metres from the highway due to its location at the rear of the site, and it is considered any impact on the existing streetscene would be negligible. The need for planning permission was triggered due to the height of the garage being 0.15 metres over the 2.5 metre height limit for outbuildings constructed within 2 metres of any property boundary. The design and appearance of the garage is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is judged to be acceptable. It is considered that the development would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 No letters of objection were received and a letter of support was received from Councillor Shimbart whose property overlooks the application site, although as previously stated, the application was submitted following an investigation by the Council's Enforcement Officer. Following a check of the history, it would appear that the new garage replaces the existing garage situated in the same location. The existing boundary treatment would provide partial screening and there are no windows in the elevations immediately adjacent to the boundaries with neighbouring properties. For these reasons it is deemed any perception of overbearing or overlooking would be nominal and it is therefore considered that the development would have negligible impact on the properties surrounding the existing dwelling.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/15/00316 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 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.
- 3 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 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:

Location plan
Block plan
Roof plan

3d elevations plan

Reason: - To ensure provision of a satisfactory development.