
Site Address:	7 Deanswood Drive, Waterloo, PO7 7RR		
Proposal:	Extension to existing garage.		
Application No:	APP/15/00952	Expiry Date:	06/11/2015
Applicant:	Mr Miller	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Martin Critchley, Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

7 Deanswood Drive is a detached two storey dwelling located in a road with similar age detached houses but with varying layouts.

The property currently benefits from an integral double garage

2 Planning History

No relevant planning history

3 Proposal

Extend the front of the integral garage by 0.9m using materials to match the existing dwellinghouse.

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

Property Services Manager

No comments to make with regards to this application.

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: 1

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
- (iv) Impact on TPO 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) Impact upon the streetscene

The proposed increase to the principle elevation of the garage is considered to be negligible in terms of the impact on the streetscene. A distance of approx 12m will remain between the front of the extension and the street and the materials to be used will match the existing dwelling, lessening any visual impact.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. The size, scale and bulk of the garage extension are considered to be negligible and therefore meet the requirements of policy CS16 of the Havant Borough Core Strategy.

(iv) Impact on TPO trees

The TPO trees are located to the rear of the site and access is tight. There is ample room for storage of materials to the front of the site and, as the works are to the front of the dwelling, it is not considered that the TPO trees will be at any undue risk from storage of materials.

8 Conclusion

Having regard to the above information it is considered that the extension to the principle elevation of the garage would comply with the principles of policy CS16 of the Havant Borough Core Strategy. Planning permission is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00952

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

Location & Block Plan - 1563-201 (Rev A)
Proposed Plans & Elevations - 1563-301
Existing Plans & Elevations - 1563-101

Reason: - To ensure provision of a satisfactory development.