
Site Address:	106 Southleigh Road, Havant, PO9 2PS		
Proposal:	Detached garage.		
Application No:	APP/15/00831	Expiry Date:	09/12/2015
Applicant:	Mr Haskall	Team:	Team 1
Agent:	Hackett	Case Officer:	David Eaves
	Sussex Building Plans		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies to the south-east of Southleigh Road, in an area where on this side of the road the character of development is detached houses with large mature gardens.

The proposed garage would be set at the front of the site, this area is screened by hedging. Further into the site is a large Oak and to the north of the access drive a Copper Beech Tree.

2 Planning History

A number of applications for works to trees have been submitted at the site.

3 Proposal

The proposal is for a detached garage set to the front of the property. The garage would be two bay with a small side store and would measure approx. 6.9m x 5.5m with a height of 4.1m. The proposed building would have a brick plinth and timber cladding above with a catslide roof to the south west elevation. There would also be a small rooflight in that elevation.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Tree report basic but appears okay.

If permitted we will either need to condition a Tree Protection Plan or ask for one upfront.

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: 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 and other vegetation

(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 building is set to the front of the house and therefore is likely to result in some visual impact on the street scene. It is however noted that there are other examples of buildings set closer to the road for example to the north-east of the site at No.108 Southleigh Road. It is also important to note that the site is screened by hedging and by trees in a green frontage.

The garage itself would be traditionally designed and has a hipped roof and relatively short and low elevation facing the highway, it is considered that the proposed building would have a limited and acceptable impact on the character and visual amenities of the streetscene.

(iii) Impact upon residential amenity

The proposed building would be set closest to No.104 Southleigh Road which has a garage set closest to the site of the building and would be partly screen by existing vegetation within its own grounds. The building would also be on the northern side of

No. 106 significantly reducing any impact on light. It is considered that the proposed development would be acceptable in terms of its impact on neighbours.

(iv) Impact on TPO trees and other vegetation

The proposed building would be sited relatively close to existing important TPO'd trees and other vegetation. An arboricultural assess and plan has now been provided and it is considered that the proposed works can, subject to conditions on protective fencing and being carried out in accordance with arb details be carried out without harm to the TPO trees and should also retain frontage vegetation.

8 **Conclusion**

In conclusion, the proposed development is considered to be acceptable in principle and would have an acceptable impact on the character and appearance of the streetscene and on neighbours amenity. Finally following the submission of further information, the impact on the protected trees is considered acceptable, and boundary vegetation should be retained.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00831

(A) 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 development hereby permitted shall be carried out in fully accordance with the Arboricultural Impact Assessment & Method Statement ref 0810.bjh.Sept15 and Tree Protection Plan ref BJH 03/04.
Reason: In order to prevent possible harm to important trees subject to Tree Preservation Orders and other vegetation having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Statement.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Rev 01
Block Plan Rev 01
Floor and Roof Plan, Elevations Drawing No. DH/GARAGE/01 Rev 01
Arboricultural Impact Assessment & Method Statement ref: 0810.bjh.Sept15
Tree Protection Plan Drawing No. BJH 03/04
Tree Survey & Constraints Plan ref: BJH 01/02

Reason: - To ensure provision of a satisfactory development.