
Site Address:	33 Hollybank Lane, Emsworth, PO10 7UE		
Proposal:	Timber Double Garage.		
Application No:	APP/15/00939	Expiry Date:	19/10/2015
Applicant:	Mr Trevithick	Team:	Team 2
Agent:	Mr Bramble-Stewart	Case Officer:	David Eaves
	GBS Designs		
Ward:	Emsworth		

Recommendation: **REFUSE PERMISSION**

1 Site Description

33 Hollybank Lane is a detached bungalow with dormers located on the western side of the road within a linear stretch of other detached bungalows all set back from the road by about 12m. The frontage area is partly graveled providing parking and turning for several vehicles, with a grassed area behind a low frontage brick and rail wall. Immediately adjacent the front boundary wall are two significant oak trees with a third adjacent the northern side boundary. These trees are protected by TPO No 0088. Mature frontage trees characterise the area with several of the neighbouring properties also having frontage trees.

2 Planning History

APP/15/00352 - Fell 1No oak tree within A2 of TPO 0088 Consent granted 01/06/2015

3 Proposal

It is proposed to construct a detached oak framed timber clad double garage measuring 5.4m wide x 5.4m deep having an off-centre hipped roof with total height 3.9m. It would be sited in the frontage area, in the south eastern corner with the two single garage doors facing west ie towards the dwelling with the longer roof profile facing the highway. It would be sited within 500mm of the frontage boundary wall and within 680mm of the side (southern) boundary fence.

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

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Council Borough Design Guide SPD 2011.

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

5 Statutory and Non Statutory Consultations

Arboriculturalist - arboricultural information required

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: 6

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 on Tree Preservation Order
- (iv) Highways issues
- (v) Impact on neighbouring residents

(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

Hollybank Lane is characterised by dwellings set back from the road with mature frontage trees. This results in a spacious mature landscaped setting with the built form set well back from the highway. Currently there are no other structures encroaching into the frontage areas of dwellings. It is considered that the proposed garage, at 5.4m wide and having a height of 3.9m would represent an overly large dominant structure forward of the strong building line, detrimental to the visual appearance and amenity of the street scene, contrary to policy CS16.

Whilst it is acknowledged that the offset ridge and longer roof profile has lowered the eaves height adjacent the highway to just 1m, nevertheless the overall mass and bulk of the proposed structure so close to the back edge of the pavement/highway would

undoubtedly represent a prominent and incongruous structure, overbearing and detrimental to the appearance and character of the street scene.

(iii) Impact on Tree Preservation Order

The proposed siting in the south eastern corner adjacent the front boundary wall would be in close proximity to the two TPO'd oak trees immediately to the north. A further tree closer to the proposed garage has been recently felled due to alleged subsidence to No 31 Hollybank Lane. However the application form wrongly states that no trees are within falling distance of the development and no arboricultural impact assessment and method statement has been submitted to accompany the proposal. Without specialist information it is unclear whether the construction of the proposed garage would adversely affect the health and longevity of the remaining TPO'd trees. The trees are considered to be an attractive feature of the Lane. Furthermore given the recent removal of a mature tree there will be some natural settlement and no information has been provided from a structural engineer to demonstrate that future movement would not impact on the proposed built structure. Accordingly insufficient supporting tree information has been supplied to accurately determine the possible impact on the TPO'd trees on site.

(iv) Highways Issues

The layout of the proposed garage would result in the garage doors facing the existing dwelling - there would be only be 6.4m from elevation to elevation and this is likely to lead to a difficult maneuvering of vehicles into the garage. Notwithstanding this there appears to be adequate space for car parking within the front garden area to accommodate the car parking requirements of the property.

(v) Impact on neighbouring residents

The proposed garage is set closest to No.31 Hollybank Lane. The building would be to the north of No.31 so any impact on light would not be significant. A gap would be maintained between the proposed garage building and the adjacent property such that the proposed building would have an acceptable impact in terms of its mass and bulk.

8 Conclusion

In conclusion the proposed garage would represent a visually intrusive development in the street scene to the harm of the character and appearance of the area. Furthermore it has not been demonstrated that the development would not be harmful to trees subject to a tree preservation order.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00939

(A) for the following reason

1 The proposed double garage would by reason of its prominent forward siting,

size, height mass and bulk have a intrusive appearance in the streetscene to the harm of the character and visual amenities of this attractive residential area. Furthermore the building would be sited close to trees that are subject to a tree preservation order. The application fails to include information in relation to the proposals arboricultural impact and possible mitigation methods. On the basis of the information available to the Local Planning Authority it has not been demonstrated that the development can take place without harm to protected trees which are important to the character and appearance of Hollybank Lane. The proposal therefore conflicts with policies CS11, CS16 and DM8 of Havant Borough Local Plan (Core Strategy) 2011, Havant Borough Design Guide SPD 2011 paragraph 5.21 and the National Planning Policy Framework 2012.