
Site Address:	27 Warblington Avenue, Havant, PO9 2SD		
Proposal:	Erection of Oak Frame timber carport to front.		
Application No:	APP/15/00675	Expiry Date:	12/08/2015
Applicant:	Mr J Lines	Team:	Team 1
Agent:		Case Officer:	Bee Crawford
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached dwelling and integral garage, with a brown tiled pitched and hipped roof and elevations of red multibrick with tile hanging at first floor. The site is level with open vehicular access to the front, a gravel drive and parking area, with a 4 metre high hedge to the front boundary, a 1.8 metre high fence to the northern boundary and a 1.5 metre high fence to the southern boundary. There are two lime trees to the front of the property which are covered by TPO 0976.
- 1.2 Large two storey detached properties lie to the north and south and tennis courts lie opposite the site. The surrounding area is of low to medium density with a diverse streetscene consisting of a mixture of large two storey detached dwellings of individual age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a detached double car port open to all sides of 5.6 metres in width, 5.3 metres in depth with a pitched and hipped roof to an eaves height of 1.95 metres and a maximum height of 3.5 metres.

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.

Arboriculturalist

The AIA addresses points of concern regarding developing in this area adjacent to the lime trees. No arboricultural concerns.

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: 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) Appropriateness of design
- (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 subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal would be partially visible from the public realm due to its location at the front of the site, although there is existing substantial screening which will obscure the development from the highway and a condition is recommended to retain the front hedge at a minimum height of 1.9 metres. The design and appearance of the car port is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). Due to the diverse nature of the existing streetscene, it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed car port is to be situated approximately 1 metre from the southern boundary, although it is 9 metres from the neighbouring property and 8 metres from the northern boundary with number 25 Southleigh Road, where a similar structure is located. There is good existing screening to the site, the car port will be open on all

sides and the roof pitches away from the property boundaries which would lessen any perception of the proposal being overtly overbearing. The houses in this part of Warblington Avenue are predominantly set back from the highway and similar types of development have been carried out to several properties in the immediate vicinity. No objections were received regarding the scheme and it is therefore considered that the proposal is unlikely to appear overbearing and would have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

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 PERMISSION** for application APP/15/00675 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 be oak posts and cedar shingle roofing tiles.
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 existing hedge along the western boundary of the site shall be retained and reinforced where necessary to a minimum height of 1.9 metres and to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11.4 and CS16 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:

Site location plan
Block plan
Proposed floor plan
Proposed elevations and roof plan
Arboricultural Impact Assessment

Reason: - To ensure provision of a satisfactory development.