
Site Address:	29 Southleigh Road, Havant, PO9 2QG		
Proposal:	Erection of garage to front.		
Application No:	APP/15/00315	Expiry Date:	19/05/2015
Applicant:	Mr M Whittaker	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Heather Lealan
	Derek Treagus Associates		
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 Southleigh Road links Havant and Warblington. The road consists of residential properties, the majority of which are set within generous plots of land. There are a number of semi-detached dwellings, however the majority are detached properties of two storeys in height.
- 1.2 No. 29 is a two storey detached property built with an integral garage that has previously been converted to living accommodation and the dwelling has an extended canopy across the entrance and bow window. The property is of brick construction and has been rendered white. There is a large area of hard standing to the front of the property which provides parking for three cars.

2 Planning History

09/74099/000

Two storey rear extension - Permitted

10/74099/001

Extension to the canopy on the front elevation, the addition of a pitched roof over the existing single storey extension at the rear of the property and the insertion of 4 roof lights to the south roof slope - Permitted

APP/14/01259

Rear single storey extension; first floor rear extension above existing ground floor extension; single storey side extension and addition of gable feature over front door. New windows at first floor level to south side elevation - Permitted

3 Proposal

- 3.1 The application is for an erection of a garage to the north eastern front boundary of the site.
- 3.2 The garage is 3.2m approx at the highest point,(reducing to 2m towards the rear), 6.2m in length and 4.5m in width.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water - No objection

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: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

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 neighbouring properties
- (iii) Impact upon the streetscene

- (i) Principle of development

The application site is situated within the urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon neighbouring properties

To the north of the application site is No.31 Southleigh Road, a large two storey dwelling, set 4.5m (approx) forward of the front building line of No.29. The boundary treatment between No.29 and No.31 comprises of mature vegetation and a low close boarded fence. The proposed garage would be forward of the front building line of No.31 with a 4m, (approx), separation distance. It is not considered that the proposed garage would result in any loss of amenity to this neighbouring property in terms of

loss of privacy, outlook or light. The dwelling to the south, No.27, is set sufficient distance from the proposal so as not to be impacted to a detrimental extent.

(iii) Impact upon the streetscene

Southleigh Road is characterised by properties with spacious front gardens. The dwellings are all different in design and style and as such the road has a pleasant open feel.

There are examples of other dwellings with mature vegetation to front boundaries. However, there is only one example in the immediate vicinity of a detached structure to front of the dwelling house, this being a small shed to the north eastern corner of No.31, the adjacent dwelling to the north. This structure does not benefit from planning permission and is significantly smaller in scale than the structure that is the subject of this application.

The proposed garage would be sited forward of the existing building line in this section of Southleigh Road and the elevation facing towards the Road would be 6.2m (approx) in length and comprise of a large blank wall with no design features for relief.

Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 is of particular relevance to this case and refers to High Quality Design. It states that;

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;*
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;*
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;*
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and*
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking*

New development should respond positively to local character and use the characteristics of the locality to help inform the design including existing building lines.

Having regard to the character of the existing streetscene, it is considered that the proposed development by reason of its position within the streetscene, along with its longest length of elevation with its lack of design features fronting Southleigh Road, would adversely affect the visual amenities and character of the streetscene. The existing front boundary hedge would only partially mitigate the visual impact of the building, and cannot reasonably be required to be maintained for the life of the building in any event. The proposal would also create an undesirable precedent which would make it difficult to refuse further similar applications. As such it is considered that the proposed development would be contrary to Policy CS16 of the Havant

Borough Local Plan (Core Strategy) 2011 and National Planning Policy Framework.

8 Conclusion

The proposed development would adversely affect the character of the streetscene and would set a precedent for further buildings to front. As such it is considered that the proposed development would be contrary to Policy CS16 of the Havant Borough Core Strategy.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/15/00315 for the following reason:

- 1 The proposed development by reason of its size and prominent location to the front of the dwelling would be out of keeping with, and detrimental to the visual amenities and spatial characteristics of the streetscene and would create an undesirable precedent. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.