
Site Address:	4 Barnes Way, Havant, PO9 3DU		
Proposal:	Erection of a garage with storage to roofspace (revised application).		
Application No:	APP/15/00796	Expiry Date:	10/09/2015
Applicant:	Mr A Robinson	Team:	Team 1
Agent:	Mr S Lambert	Case Officer:	David Eaves
	PWP Architects Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The property is a semi-detached chalet style bungalow which has been extended by the applicant. The property has a sizable side garden. There is a dropped kerb and a fairly tight access to the side of the property which appears to be used for the parking of the applicants vehicle. The side garden area appears to have been cleared of several trees.

To the southern side of the application site is a bungalow with rooms in the roof and a rear conservatory. To the east is a terrace of two storey dwellings set lower than the application site. To the north is a rear garden area to a property fronting Park Lane.

2 Planning History

APP/15/00445 Erection of detached double garage to rear with pitched roof and storage at first floor. Withdrawn June 2015

3 Proposal

The proposal is for a detached garage with storage area above in a side garage. It includes some minor changes to the access and a drive to the building. The building would be 5.8m x 4.4m in terms of its footprint and would have a height of approx 4.5m. Boundary landscaping is shown on the plans.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: 1

Summary:

Concern over access alteration and impact on services. Also concern about possible loss of on street parking.

Comment:

The plans indicate revisions to the access and this may involve a wider dropped kerb to allow for easier access. Any alteration within the highway (including pavement) would require consent from HCC as the Highway Authority. Alteration to any services would require separate consent from the utility providers. Informatives are therefore included.

With regard to the possible loss of on road parking, any change would be minimal and the development would improve the applicants on site parking which in itself is likely to reduce or remove their on street car parking requirements.

Summary:

Height out of character to the area.

Comment:

The proposal has been reduced in height from the original proposal and the location of the building amended. It is considered that the building now has an acceptable height in its context.

Summary:

There are trees in adjacent properties on northern boundary and if they fell they could reach the proposed building.

Comment:

It is not considered that the works would impact on trees beyond the site boundary

Summary:

If permission granted planning conditions requested in relation to construction and parking.

Comment:

An informative will be added in relation to construction, however, any statutory nuisance would be considered by under Environmental Health legislation.

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 character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Highway matters

(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 character and appearance of the area

The proposed building as amended (from previous withdrawn scheme) is now of a more modest scale and would have a traditional pitched roof design. The building would be set well back such that it would have very limited impact on the street scene. The building would be viewed from adjacent gardens, however, it is considered that the building would not be unduly intrusive or detract from the character and appearance of the area.

(iii) Impact upon residential amenity

The garage is sited 2m off the southern boundary and 5m off the east boundary. The southern and eastern site boundaries are formed by recently erected close boarded fences. The height and design of the building has been amended to reduce its mass and bulk when compared to the original proposal (subsequently withdrawn). With these alterations it is considered that the building would have an acceptable impact on the amenities of adjoining residents.

Whilst the proposals would allow for vehicular movements to the side of the dwelling, this development should not result in an unacceptable increase in vehicular movements given the residential use of the site.

(iv) Highway matters

In relation to highway matters, the proposal would result in a minor alteration to the access and to improved off road car parking. It is considered that the proposals would be acceptable from a highways point of view.

8 Conclusion

In conclusion, the principle of providing a garage in the garden of the property is considered acceptable. The development would be acceptable in terms of its impact on the character and visual amenities of the area, neighbours amenities, and impacts on the highway. Planning permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00796

(A) 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 unless otherwise agreed by the Local Planning Authority.
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 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for the southern and eastern boundaries of the site has been submitted to and approved in writing by the Local Planning Authority.
Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.
The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.