
Site Address:	32A Park Crescent, Emsworth, PO10 7NT		
Proposal:	Demolition of triple block of garages and construction of new detached double garage.		
Application No:	APP/14/00913	Expiry Date:	12/11/2014
Applicant:	Mr G Willard	Team:	Team 2
Agent:	ADS	Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached two storey dwelling and a detached block of five garages which are situated forward of the property on the east side, three of which fall within the curtilage of the application site . It has a red tiled pitched and barn hipped roof with pitched and hipped dormers, red tile hanging and elevations of red multi-brick. The detached garage block has a flat roof and a parapet wall to the east and west with separate vehicular access. The front garden is level and is mainly gravelled, with shrubs and mature trees. There is vehicular access via a five bar gate and a 1.1 metre high fence to the southern boundary, a 1.8 metre high fence to the western boundary and the eastern boundary incorporates the end of the existing garage block, mature shrubs and trees and a 2 metre high hedge. There is an established oak tree to the front of the site, adjacent to the garage block, covered by TPO 0159.
- 1.2 To the west of the property is a two storey detached dwelling of individual age, style and design and to the east is a large two storey detached dwelling of individual age, style and design which includes the remaining two garages of the detached block. Both neighbouring properties are situated forward of the application site. A two storey detached property of individual age style and design lies opposite the site. The area is of medium density consisting of a range of detached, semi-detached two storey properties and bungalows 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 garage, following the demolition of the existing three garages of 5.126 metres in depth, 5.612 metres in width with an eaves height of 2.4 metres and a total height of 4.7 metres consisting of a pitched and barn hipped roof. The garage will be situated on the same footprint as the existing garage block (following the submission of an amended block plan) and will utilise the existing front access to the property.

4 Policy Considerations

National Planning Policy Framework

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

Southern Water has no objection for the above proposal.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Arboriculturalist

The Arboricultural Assessment and Method Statement submitted appear to offer protection for the Oak which is covered by TPO 0159 and should also allow for greater rootable growing medium. A condition is recommended for the development to be undertaken in accordance with the submitted arboricultural information.

Development Engineer

No objection to the proposal, however a condition is recommended that the existing dropped kerb is removed and reinstated to a full face kerb. Please also include an informative with regards to the need to get permission from the Highway Authority for the works.

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: 19

Number of site notices: None

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 visible from the public realm due to its location at the front of the site, although it will be situated on part of the same footprint as the garages which are to be demolished (following the submission of an amended block plan) and partially obscured by existing trees and shrubs. The design and appearance of the new garage is more appropriate to the dwelling and owing to the variation in the building line it is considered the development will sit comfortably within the general alignment of other properties in the road. Due to the diverse nature of the existing streetscene, it is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) **Effect on neighbouring properties**

7.4 The proposed garage is to be built approximately 2 metres away from the eastern boundary and in excess of 10 metres from the western boundary and it is deemed any impact on the property at number 32 to the west would be nominal. Although the total height of the new garage is greater than the present flat roofed garage block, the proposed eaves height is lower than the 3.2 metre height of the existing parapet wall and the new roof pitches away from the eastern boundary, which would lessen the impact of the proposal being overtly overbearing. The property to the east is situated forward of the location of the new garage and is well screened, therefore whilst the development would be visible, it is considered the impact would be negligible.

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/14/00913 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.
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 development must be undertaken in accordance with the arboricultural information supplied by Bernie Harverson, Arboricultural Consultant.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.

4 The existing access to the site shall be stopped up and abandoned in accordance with the approved plans and any footway/verge crossings shall be reinstated on completion or substantial completion of the new garage.
Reason: In the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

5 The development hereby permitted shall be carried out in accordance with the following approved plans:

3226 1 Site location plan
3226 3 Proposed section plan
3226 4 Proposed floor and elevations plan
13226/ 1a Block plan
13226/5 Detailed block plan in relation to existing TPO tree
Arboricultural assessment and method statement

Reason: - To ensure provision of a satisfactory development.