
Site Address:	18 St Christophers Road, Havant, PO9 3TP		
Proposal:	Detached garage to rear (retrospective application).		
Application No:	APP/15/00141	Expiry Date:	07/05/2015
Applicant:	Mr D Moth	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a two storey end of terrace dwelling of brick and tile construction. The dwelling has a long rear garden, some 30m in depth and 7m in width. To the front is an area of hardstanding used for on site parking, accessed from St Christopher's Road.

At the far end of the rear garden is a large detached double garage (the subject of this retrospective planning application).

There is a communal garage area to the west of the site , with the access to this communal area running along the west side boundary of the dwelling. The rear garage within the application site is accessed from this area.

The surrounding area is residential in nature, made up of similar style post war housing. To the south of the site is a large communal green, with play area.

2 Planning History

None

3 Proposal

Retrospective planning permission is sought for an ancillary double garage, sited at the far end of the rear garden and accessed from the communal garage area to the west.

The garage is 5.45m in width, 5.4m in depth, 2.3m to eaves height and 3.8m to ridge height. The garage is positioned within 2m of both side boundaries and the rear boundary.

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

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

One letter of objection:

1. Loss of tree prior to construction of building
2. Noise, smells and fumes as the garage is used as a work shop for creating and repairing vehicles for stock car racing.
3. Effect on privacy and outlook - very bright security lights have been fitted to the top of the garage that when lit at night shines directly into the rear of my property causing a very uncomfortable glare.
4. Concern about safety precautions in place regarding the storage and use of flammable, combustible products such as petrol.
5. The use of the garage exceeds that of a domestic one.

Comment:

1. There are no records of protected trees on site, therefore any tree removal on-site would not have required consent from the local planning authority.
2. Any unacceptable levels of noise and odour disturbance would be controlled by the Council's Environmental Health team. The application is for a domestic garage, which in principle would be acceptable
3. The use of security lighting does not require planning permission and as such is not material to the consideration of this application.
4. Not a material planning consideration
5. A condition would be attached to a grant of permission ensuring the use of the garage remains ancillary to the host dwelling.

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 upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

The detached garage is located at the far end of the rear garden of 18 St Christopher's Road, as such the development has little visual presence from the main street scene. The garage however can be viewed from the access road to the side of 18 St Christopher's Road and the communal garage and parking area immediately to the west.

The height and bulk of the double garage is discordant within the immediate area particularly against the communal garage block immediately to the west. However paragraph 60 of the NPPF stipulates that policies should not impose architectural styles or tastes or prevent originality. Further it is only the proximity of the development to the site boundaries that has warranted the need for a planning application to be made.

The development would serve a functional need and subject to a suitable planning condition ensuring that the garage remains ancillary to the residential dwelling it is considered that the proposal could be suitably accommodated within the area.

Having regard to the limited visual impact the development has within the public domain and that the garage would sit adjacent to an existing communal garage block it is considered that the development would not be unacceptably harmful to the character and appearance of the area.

(iii) Impact upon residential amenity

The nearest residential neighbours are located in excess of 20m from the single storey detached double garage. It is therefore concluded that subject to a condition ensuring that the use of the garage remains ancillary to the residential dwelling that the proposal would not be unacceptably harmful to neighbour amenity.

(iv) Highway safety

The detached double garage is located at the rear of 18 St Christopher's Road and is accessed via a communal garage and parking area immediately to the west of the site. It is therefore considered that the development can be accessed and egressed without causing an unacceptable risk to existing highway users.

8 Conclusion

The detached double garage by reason of its positioning would not result in unacceptable harm to the character and appearance of the area or neighbour amenity. Further the garage would be accessed via an existing communal garage and parking area immediately to the west of the site. The development is therefore contextually appropriate and is therefore put forward with a recommendation to approve.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00141

(A)

(B) subject to the following conditions

- 1 The use of the garage hereby permitted shall remain ancillary and incidental to the residential dwelling of 18 St Christopher's Road and shall at no time be used for any business or commercial purposes.

Reason: To safeguard the residential amenities of 18 St Christopher's Road and the amenities of adjoining residential dwellings; in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan - 1:1250 date stamped 12 March 2015

Hand drawn site plan date stamped 03 February 2014

Hand floor plan and elevations date stamped 03 February 2014

Reason: - To ensure provision of a satisfactory development.