

---

|                 |                                                                                                     |               |                 |
|-----------------|-----------------------------------------------------------------------------------------------------|---------------|-----------------|
| Site Address:   | 12 Latchmore Gardens, Waterloooville, PO8 8XR                                                       |               |                 |
| Proposal:       | Demolish existing double garage construct single storey side extension including new double garage. |               |                 |
| Application No: | APP/15/00223                                                                                        | Expiry Date:  | 22/04/2015      |
| Applicant:      | Mr B Killick                                                                                        | Team:         | Team 2          |
| Agent:          | Mr C Curnow                                                                                         | Case Officer: | Daphney Haywood |
|                 | Thorns-Young ltd                                                                                    |               |                 |
| Ward:           | Cowplain                                                                                            |               |                 |

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

The application site comprises a detached 2 storey house with detached double garage situated at the head of the cul- de sac of properties of similar design. To the northern side the application site is bounded by bungalow development with relatively short rear gardens.

## **2 Planning History**

None

## **3 Proposal**

Demolish existing double garage and construct single storey side extension including new double garage. The existing garage has a flat roof and the plans have been amended to provide for a flat roof to the new garage, which would be sited slightly forward of the existing garage to provide space to the front/side of the house for an additional living room and ground floor bed room. 2 parking spaces would be provided to the front of the proposed garage, providing parking for a total of 4 cars.

## **4 Policy Considerations**

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

None required

## **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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

**Summary:**

Pitched roof to gable end of garage will dominate and destroy the view from adjoining properties. No objection to the garage if it has a flat roof, and request roof should not exceed 18 inches above the present fence line.  
Garage will block sun from the green house.

**Comment:**

Plans amended to provide for a flat roof to the garage.

**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 the streetscene
- (iii) Impact upon residential amenity

(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 streetscene

The proposed works, whilst sited to the front of the property are set back and would not be prominent in the street scene. The existing garage has a flat roof as do other garages in the vicinity and as such the proposed development will reflect the existing form and character, and not result in visual detriment.

(iii) Impact upon residential amenity

The plans have been amended to reduce the impact on the properties to the rear. These properties have very short gardens and the proposed pitched roof to the garage would have been dominant and blocked light. The development as now proposed would have a height of 2.9m which is over 1m higher than the boundary fence, but the height is less than the 3m standard for permitted development and a refusal could not be substantiated. The proposed development is considered to provide for an acceptable relationship with the adjoining properties and to accord with the requirements of Policy CS16 1e.

## 8 **Conclusion**

The application is considered acceptable and approval is recommended.

## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00223, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

OS Location plan

Existing plans drg. 7284.14.1

Proposed plans drg. 7284.14.2 Rev B

**Reason:** - To ensure provision of a satisfactory development.

- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the north elevation without the prior written approval of the Local Planning Authority.

**Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

**Reason:** In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.