
Site Address:	1 Shearer Close, Havant, PO9 4BT		
Proposal:	Retention of single storey rear extension to garage.		
Application No:	APP/14/00190	Expiry Date:	21/04/2014
Applicant:	Miss Shepherd	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to an end of terrace, two storey, three bedroomed property located on the north side of Shearer Close which is part of a new development off Woolston Road. The property has an attached single garage which in turn sits adjacent two further garages - these are set back enabling the parking of a vehicle in front aswell. The dwelling is constructed of buff brick and red tiled roof.

Shearer Close is a very tight-knit development; there are flats on the corner with Freeley Road and Shearer Close and Prospect School opposite these to the west (a special school for boys aged 11-16; school capacity only 49 pupils). The area is densely developed with properties having the standard 10m rear gardens. The highway is block paved and the 'pavement' delineated by bollards, but surfaced in the same continuous block paving - a 'homezone style'. Pedestrian vehicle separation is therefore achieved but in a very informal way. The presence of the bollards prevents vehicles pulling up in front of houses - therefore there is no capacity in the vicinity for casual visitor or servicing parking.

To the rear of the application site is the current construction site of further dwellings off Woolston Road.

Within the rear garden of nos 1 the land slopes up slightly and the garden delineated with 5' close boarded fencing. A narrow passage-way wraps behind the rear garden providing a pedestrian link between the rear of the middle garage and nos 3 adjacent. The garden currently has a part decked area in the eastern half of the garden. The rear garden of the application site is larger than the majority by virtue of the extra width provided by the attached garage.

2 Planning History

03/61332/002 - Outline application for 135 dwellings, associated open space, new roundabout & vehicular access onto Woolston Rd, emergency access to Ramsdale Av & pedestrian/cycle link to Whaddon Court - Conditional permission 20/11/2007

NB/condition 8 states "No dwelling shall be occupied until car and cycle parking has been provided for that dwelling in accordance with the Council's adopted car and cycle parking standards and in accordance with details approved under the reserved matters. All such car and cycle parking provision shall thereafter be kept available for such purposes at all times. Reason: In the interest of highway safety and having due regard to policies T5 of the Hampshire County Structure plan 1996-2011 (Review) and T9 of the Havant Borough District Wide Local Plan 1996 - 2011.

08/61332/004 - Reserved matters application for 135 dwellings ...as above -
Conditional permission 16/7/2008

NB/ condition 11 states "Notwithstanding the provisions of any Town and Country Planning General Development Order, no extension, building or structure permitted by Part 1, Classes A and E of the 1995 Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority. Reason: In the interests of residential amenity and having due regard to policy D1 of the Havant Borough District Wide Local Plan 1996 - 2011.

3 Proposal

There are two current planning applications on the site - this one relates to the retention of a small single storey extension to the rear of the garage. It is a lean-to style having a flat/very slightly sloped roof that is lower than the eaves of the single storey garage by approx 0.5m, having a max height of 2.52m. It is recessed in from the northern boundary and only projects approximately 1.5m into the garden, having a width of approximately 3m. It is currently used as a utility room and has an external door to the garden and an internal door from the rear of the office which is part of the converted garage - see 14/00191.

see also APP/14/00191 for variation of condition 8 to allow retention of garage as habitable accommodation

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 0

Summary:

Comment:

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 on residential amenity

(i) Principle of development

7.2 The site is located within a defined urban area whereby development is considered to be acceptable in principle subject to other development control criteria. Condition 11 of the reserved matters application withdrew permitted development rights for both extensions to the dwellings and outbuildings, for residential amenity reasons i.e. given that the garden areas are modest, generally being a maximum of 10m, then extensions under permitted development could amount to an overdevelopment.

7.3 However, this existing extension, is very small scale and modest and the application site benefits from a wider garden than most due to the extra land to the rear of the attached garage. Overall the presence of the small extension does not result in an overdevelopment of the site or undermine the intention of condition 11 in any way. There is still ample garden and private amenity space remaining for future occupiers.

ii) Impact on residential amenity

7.4 The height of the lean-to extension is only marginally higher than the boundary fence. The location of the extension is against a footpath link to the rear of a garage and not adjacent any private sitting out garden area. There is therefore no impact on neighbouring amenity at all.

8 Conclusion

8.1 The site has had its permitted development rights withdrawn for extensions and outbuildings and this is a retrospective planning application seeking the retention of a small rear extension. The extension is so small as to not undermine the intention of the imposition of condition 11 and has no affect on neighbouring amenity. Therefore it is recommended to grant permission in this instance.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00190

(A)

(B) subject to the following conditions

- 1 The development hereby permitted shall relate to the rear extension as shown in the following plans:

Site Location Plan 1:1250

Block Plan 1:500

Layout Plan

Photograph 1 & 2

Reason: - To ensure retention of a satisfactory development.