
Site Address:	164 Hambledon Road, Waterloo, PO7 6XA		
Proposal:	Erect replacement double garage.		
Application No:	APP/15/00015	Expiry Date:	04/03/2015
Applicant:	Mr Boyd	Team:	Team 2
Agent:	Mr Critchley	Case Officer:	Bee Crawford
	Martin Critchley, Architect		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow with vehicular access to the rear. It has a brown tiled shallow pitched roof and a flat roofed extension with elevations of red/beige multibrick. The site is level and the rear garden is mainly laid to lawn with shrubs, a patio area, a shed, greenhouse and summerhouse. The garden is enclosed by a 1.8 metre high fence to the north eastern (rear) and south eastern boundaries and a 2 metre high wall to the north western boundary.
- 1.2 To the south east of the site is a two storey detached property, commercial units with residential above in Hambledon Parade are to the north west, to the rear are the gardens of properties in Esher Grove and the major new development of mixed residential dwellings at Old Park Farm lies opposite. The surrounding area is of medium density consisting of a mixture detached, semi-detached and terraced residential and commercial properties and blocks of flats.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a replacement detached double garage in the rear garden of 6.21 metres in width, 6.1 metres in length with a pitched roof of 2.2 metres to the eaves and 4.35 metres to the ridge. At the time of the site visit, the existing garage had been dismantled apart from the framework.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment.

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: 7

Number of site notices: Not applicable.

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 and effect on the streetscene
- (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 in principle subject to development control criteria.

(ii) Appropriateness of design and effect on the streetscene

7.3 The proposed garage would be partially visible from the public realm, however due to its location in the rear corner of the site, it is considered any impact on the existing streetscene would be negligible. The development is larger than the garage it is replacing but it is considered that it can be comfortably accommodated within the extent of the site. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. 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 detached garage is in the same location as the existing garage, albeit covering a slightly larger footprint and being 0.425 metres higher. The existing boundary treatment would provide partial screening and there are no proposed windows in the elevations adjacent to the boundaries with neighbouring properties. For these reasons it is deemed any perception of overbearing or overlooking would be nominal and it is therefore considered that the proposal would have negligible impact on the property immediately adjacent to the existing dwelling and the properties to the rear.

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/15/00015 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 building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drawing No 201A	Location plan
Drawing No 202A	Block plan
Drawing No 1466-203	Proposed site plan
Drawing No 1466-101	Existing floor and elevations plan
Drawing No 1466-301C	Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.