
Site Address:	41 Hulbert Road, Havant		
Proposal:	Erection of a detached garage.		
Application No:	APP/14/00165	Expiry Date:	14/04/2014
Applicant:	Mr I Williamson	Team:	Team 1
Agent:	Derek Treagus Associates	Case Officer:	Daniel Gender-Sherry
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on Hulbert Road, which is characterised by regularly spaced detached and semi-detached properties of which the majority are set back from the highway by a minimum distance of 10 metres.
- 1.2 No.41A Hulbert Road, is a new build bungalow, located behind a new build, detached two storey house (No.41). These two new dwellings have recently been completed and as yet, are not occupied.
- 1.3 All boundaries are denoted with new 1.8m closed boarded fencing, with the north boundary being lined with mature trees.

2 Planning History

APP/10/00802 - Demolition of existing bungalow. Construction of 2 No. 3 bed detached dwellings. Revised application.

3 Proposal

This application seeks to provide a detached, single width garage.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

None applicable

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: No Objection or comments to raise.

Comment: Representation noted.

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 neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

7.3 The proposed garage is due to be sited along the northern boundary in a position that is currently screened by well established trees. These trees provide a good level of natural screening from the neighbour to the north.

7.4 The impact from this proposed development will mostly be upon the two storey detached neighbour to the east (No.41), which was constructed under the same permission as the application dwelling. The garage will however, be located some 18m from the rear of this neighbour, and being of single storey construction will largely be screened by the rear boundary fencing.

7.5 It is considered that the size and location of this proposed garage will have a minimal impact upon the neighbours.

(iii) Impact on the character and appearance of the immediate area

- 7.6 This proposed garage is entirely hidden from the view of Hulbert Road by the eastern neighbour, No.41 Hulbert Road.
- 7.7 The application site, and its immediate neighbour to the east are of new build construction, and as such materials are available so that the construction of this garage will match those used in these dwellinghouses. Tiles will be used on the roof, however it is noted that felt is proposed for the shallower pitched rear slope. It is considered that tiles would be more aesthetically pleasing if used on the entire roof, however this rear slope is only partially visible to the eastern neighbour, and therefore its impact will be minimal.
- 7.8 The scale and proposed bulk of this garage are considered to be appropriate for this setting, and will result in a development that is subservient to the main dwellinghouse.

8 Conclusion

For the reasons provided above, it is considered that the proposed garage is of a suitable design, in both scale and bulk, resulting in the addition of an appropriately designed garage. It is therefore recommended that permission is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00165

(A)

(B) for the following reasons/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:

Plans and Elevations, Drawing Number 14/268/01 received by the Council 17 February 2014

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.