
Site Address:	50 London Road, Cowplain, Waterloooville, PO8 8EN		
Proposal:	Proposed double garage and workshop for approved Plot 2. (Amendment to previously approved scheme reference APP/12/00876).		
Application No:	APP/14/01198	Expiry Date:	05/03/2015
Applicant:	Driftstone Homes	Team:	Team 2
Agent:	Mrs Parsons	Case Officer:	Tina Pickup
	ADP Architects Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the east side of London Road in Cowplain and consists of a two-storey detached property at the front, with 2 new detached bungalows under construction to the rear. These were permitted by APP/12/00876 in October 2012 and are now substantially complete. There is a new 1.8m high close boarded fence dividing the rear of No 50 with the application site, and currently builders stores/containers are located adjacent the southern boundary in the approximate location of the proposed garage. The existing southern boundary treatment is an old close boarded fence. The site is on a gentle slope such that the bungalows to the rear are higher than the frontage dwelling which is above road level. There is a TPO'd oak tree to the front of No 50 adjacent the roadside.

The approved layout plan provided 2 car parking spaces for each of the two new bungalows in front of their front elevations with a detached single garage to serve No 50.

2 Planning History

APP/12/00876

Erection of 2No. 2 bed detached bungalows and replacement detached garage for existing dwelling. Permission 23/10/12

APP/11/1857

Erection of 1No. pair of semi-detached 3 bed bungalows and replacement detached garage for existing dwelling. Permission granted.

APP/11/01216

Erection of 1No. detached 3 bed bungalow and detached single storey garage.
(Revised Application.) Permission 07/10/11

APP/10/00962

Reserved Matters Application for 1No. detached bungalow relating to appearance and landscaping following Outline Planning Permission 07/58014/003. Permit.

APP/10/00688

Outline application for the erection of 1no. detached bungalow and garage. (Renewal of PP 07/58014/003. Withdrawn.

07/58014/003

Renewal of previous planning permission 04/58014/001 for outline permission for the erection of 1no. detached bungalow and garage to the rear of No. 50 London Road. Permitted - 3/12/07

04/58014/001

Outline detached bungalow. Permitted - 22/11/04.

3 Proposal

This application seeks a variation of the approved layout in that the detached single garage that was intended for the frontage dwelling, No 50, is no longer to be constructed and the land that garage was on has been purchased by the owners of plot 2 enabling the construction of a double garage and 'workshop'.

The proposed garage and workshop measures 8.5m wide by 6m deep, having an eaves height of 2.2m and fully hipped roof to ridge of 4.3m. It is laid out as a double garage with double up and over door in the north/front elevation, with an attached single bay having a pedestrian door and window in the east elevation facing the front of the bungalow. This is shown on the plans as a 'workshop' and it has been confirmed by the agent that this is for domestic/hobby purposes only.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

and Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - not relevant

Development Engineer - Highways - [no adverse comment subject to the total number of parking/garage spaces remaining the same](#)

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: 45

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No formal letters of objection have been received but 3 enquires have been made from neighbours about the potential 'workshop' and noise, size and impact on trees.

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) Appropriateness of the Design/impact on Neighbouring Properties
- (iii) Parking Provision

(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) Appropriateness of the Design/impact on Neighbouring Properties

The proposed garage is in effect a triple garage and therefore quite large, but it is of an appropriately low hipped design that will not dominate the new bungalows. It would be constructed of materials to match the bungalows and is considered visually appropriate to the site. Because it is a backland development the garage will not be visible from the main London Road. The garage would be close to the southern boundary, 0.5m from the boundary, which is currently an old close boarded fence which is due to be renewed. There is no hedging/vegetation along the boundary at this point. The proposed garage has a low eaves, just 2.2m with hipped roof so it is only the sloping roof that will be visible above the fence line. Therefore the outlook from no 48 adjacent is not considered to be detrimentally affected.

In terms of the use of the garage, the 'workshop' has been confirmed as a hobbies room for the owner of plot 2 - no business or noisy equipment is planned, and this can be conditioned to protect the amenity of adjacent residents.

(iii) Parking Provision

In terms of parking for plot 2 the provision of the double garage is a direct substitute for the 2 spaces previously approved and therefore acceptable. However the previously approved plans included a single garage for the frontage dwelling, No 50 - this was the third parking space with 2 other existing spaces at the front of the site. This proposal omits the single garage so the third space needs to be provided elsewhere for the occupiers of No 50. Amended plans have been received (involving a new red line, hence the application was re-validated) showing an additional space at the front. This is under the canopy of the frontage Pine tree. This area is already hard surfaced with cars currently parked in an ad hoc fashion in this frontage area - therefore it is considered appropriate to formalise the use of this area for parking and there should be no additional compaction of the ground or harm to the tree.

8 Conclusion

Note - the amended plans involved an extended red line so Notice was re-served on the owner, necessitating the re-validation of the application. The owner has written to confirm he has no objection so it is not necessary to wait the 21 days before issuing the decision - the builders are on site & anxious to commence works.

The proposed garage and workshop, for hobby use only, is considered an appropriate form of development that will not harm the surrounding residential amenity; sufficient parking is provided for the whole site and the proposal is therefore considered to comply with relevant policies CS16 and DM113 and is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01198, 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 bungalows constructed under APP/12/00876.
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 garage and 'workshop' 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 No machinery, tools, or sound amplifying equipment shall be installed or operated from the premises, which, when operated is audible outside the premises, without the consent of the Local Planning Authority in writing.
Reason: To protect the amenities of the area and having due regard to policy DM10 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 the parking spaces to the front of the site as shown on drawing 1667-P01b have been provided. Such spaces shall thereafter be kept available for parking 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

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

1:1250 Location Plan Drawing No L01 rev B
Proposed Site Layout Drawing No 1667-P01 rev b
Proposed Plans Drawing No 1667-06

Reason: - To ensure provision of a satisfactory development.