
Site Address:	55 Kingscote Road, Cowplain, Waterloooville, PO8 8QD		
Proposal:	Erection of a single detached garage to front garden.		
Application No:	APP/13/01003	Expiry Date:	12/12/2013
Applicant:	Mr Sarjeant	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hart Plain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site consists of a mid terrace two storey dwelling with a pitched roof. To the front is a driveway with a 1.2m fence forming the boundary to both the east and west.
- 1.2 The streetscene is open with low lying boundary treatments. No other outbuildings were noted within the immediate vicinity of No.55 Kingscote Road.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to erect a single garage to the front of the main dwellinghouse.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

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

Development Engineer

A standard garage is 3 metre by 6m. A standard parking space is 2.4 by 4.8. The proposed garage is 2.5 by 4.3. and therefore this structure will remove a parking space. If this application is to be refused on other planning reasons I suggest that this reason for refusal is added.

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

One letter of objection received outlining the following concerns:

- 1) The proposal is out of keeping with the area with no other buildings forward of the building line
- 2) The road is open with good visibility in each direction
- 3) The proposal will result in an impact on parking

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) Effect on the character of the streetscene and existing dwelling
- (iii) Effect on neighbours
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on the character of the streetscene and existing dwelling

7.3 The streetscene of Kingscote Road, particularly within the immediate vicinity of No.55 is noted to be open in appearance, with low boundary treatments and limited development forward of the building line. When stood in the front garden of No.55 it is possible to clearly see down the length of the highway. This open vista being a character of the area. The proposed garage would be the first of its kind in this location. The size, bulk and design is thought to have a detrimental impact on the open nature of the streetscene, appearing out of keeping and at odds with the neighbouring dwellings.

7.4 The garage is noted to have a sloping roof and constructed with a pebble dash exterior. As mentioned above the garage would set a precedent for development of this kind in the location. In accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) and the Havant Borough Design Guide 2011 development of this kind should be of high quality and reflect some of the design characteristics of the original dwellinghouse. The design is considered limited in this case, with little

architectural merit, to the detriment of the character of the streetscene.

(iii) Effect on neighbours

- 7.5 The garage is located adjacent to the neighbouring garage door. The proposal is therefore unlikely to result in a loss of light or outlook to ground floor windows of the neighbouring property.

(iv) Parking

- 7.6 The Development Engineer has highlighted that the dimensions of the proposed garage would not provide sufficient space to park a car. The proposal therefore results in a loss of parking space on the driveway (which currently provides parking for two cars). It is likely that the proposal would result in an increase in pressure for off-site parking.

8 Conclusion

- 8.1 The proposed garage would be the only building of its kind forward of the front building line. The proposal would therefore set a precedent for development of this kind in this location. Design is therefore expected to be high and in keeping with the existing dwelling. The design is not considered to provide architectural merit to the detriment of the character of the street scene. The proposal would also adversely impact on the open nature of the highway which is currently a feature of the streetscene.
- 8.2 The proposal is likely to result in a loss of parking space increasing pressure for parking on the highway.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/01003 for the following reasons

- 1 The proposed development by reason of its bulk and prominent location would be an incongruous feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 The proposal would result in the loss of a car parking space which would be considered essential in the interests of highway amenity. The proposal is therefore contrary to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.