
Site Address: Garages, Junction of Calshot Road and Larkwhistle Walk
Proposal: Application to determine whether prior approval is required for the method of demolition of garage block and any proposed restoration of the site.
Application No: APP/13/00883 Expiry Date: 09/10/2013
Applicant: Mr M R Harvey Team: Team 2
 Portsmouth City Council
Agent: Mr M Harvey Case Officer: Richard Nash
 Portsmouth City Council
Ward: Warren Park

Recommendation: **GRANT APPROVAL**

1 Site Description

The building subject of this application is a block of four domestic garages located adjacent to an associated parking area, between a flats building and the rear boundary of a terrace of dwellings. The site is accessed from the north side of Calshot Road, west of its junction with Newmer Court. Open land opposite the site, to the south, is currently subject of the Dunsbury Hill Farm planning application.

2 Planning History

None

3 Proposal

The current application seeks to determine whether Prior Approval is required for the method of proposed demolition of the garages and any proposed restoration of the site.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)
DM10 (Pollution)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Environmental Health Manager:

Would like to ensure that dust suppression system is used in demolition. This can be in simple terms, spraying prior to and during demolition to minimise dust.

Building Control:
No comments.

Development Engineer:
No adverse comments.

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: 19

Number of site notices: 1 (posted by Applicant)

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Whether Prior Approval is required

(i) Principle of development

Developers are required to provide notice to the Council of proposed demolition of buildings. This enables the Council to consider whether the building is of a list-able quality, and to control the manner in which the demolition is to be undertaken and any proposed restoration of the site.

(ii) Whether Prior Approval is required

The application relates to a block of 4 flat-roofed residential garages. The building is typical of the style of garage blocks within areas of late twentieth century social housing, is of a simplistic functional design and is not worthy of listing. No important trees or other sensitive constraints would be affected by the demolition of the building. The applicant has provided a Schedule of Works demonstrating a methodology that should ensure a minimal degree of disturbance to local residents during demolition. The suggestion of the Environmental Health Officer regarding dust suppression could be added as an informative to any decision. The submitted details also show an acceptable restoration of the site.

8 Conclusion

The demolition of the building is acceptable in principle and should result in a minimal degree of disturbance to local residents. The submitted details show an acceptable restoration of the site. The building is not worthy of listing and no important trees or other sensitive constraints would be affected by its demolition. It is therefore considered that no further Prior Approval is required in this case.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT APPROVAL** for application APP/13/00883, subject to the following conditions:

- 1 The development shall be carried out within a period of five years from the date of the receipt of a valid application in this case by 4 September 2018.
Reason: In accordance with The Town and Country Planning (General Permitted Development Order) 1995.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - D1 (Location Plan)
 - D2 (Existing Plan)
 - D3 (Proposed Plan)
 - D4 (Existing Elevations)
 - D5 (Proposed Elevations and Retaining Wall)
 - Planning Statement
 - Outline Schedule of Works (30.8.13)

Reason: - To ensure provision of a satisfactory development.