
Site Address:	33 Southleigh Road, Havant, PO9 2QG		
Proposal:	Replacement of existing monopitch garage roof with new pitched roof.		
Application No:	APP/13/01228	Expiry Date:	10/02/2014
Applicant:	Mr & Mrs Forster	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Daniel
	Martin Critchley, Architect		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 33 Southleigh Road, Havant is a detached property located on the western side of Southleigh Road. It occupies a large plot with vegetation and trees to the side boundaries. There are no TPO trees onsite.
- 1.2 The dwelling has a detached double garage located to the rear of the property which is accessed by a concrete driveway. To the front garden of the dwelling is a spacious, shingle laid area, surrounded by well established hedges on all sides.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Planning permission is sought for the removal of the existing mono pitch garage roof located to the rear of the dwelling, to be replaced by a new dual pitched roof.
- 3.2 The garage measures 5.6m across, 5.7m deep and has a ridge height of 3.0m existing, rising to 3.7m as proposed.

4 Policy Considerations

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

Not 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: 7

Number of site notices: N/A

Statutory advertisement: N/A

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

(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 the character and appearance of the area

7.3 The proposed alterations will only partially be visible from the public realm and mainly visible to No.31 Southleigh Road, however it will be partly screened by a large extension located in the garden of No.31, resulting in the overall effect on the character of the area being minimal.

7.4 The overall design of the roof will be an improvement on the existing in as much that the proposed tiles will match those of the main dwelling, bringing a sense of conformity and integration to the property as a whole.

(iii) Impact on neighbour amenity

7.5 Principally there will be minimal impact upon the neighbouring properties due to the actual garage structure staying the same, with only the roof being replaced. The total height is increasing by 0.7m, however the design is such that this change will be limited and acceptable due to the ridge being central and running parallel to the boundary.

7.6 This garage sits close to the boundary with No.31, however because of No.31's existing extension the impact of a roof change would be minimal.

8 Conclusion

8.1 The replacement roof is considered to be an appropriate addition, with a suitable design and complimentary material choice to the main dwelling with minimal impact upon neighbouring properties. As a result I recommend that consent is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01228 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:

Block Plan No. 1353-202 received by the Council 6th December 2013
Proposed Plan & Elevations No. 1353-301A received by the Council 6th December 2013.

Reason: - To ensure provision of a satisfactory development.