
Site Address: 214A Stakes Hill Road, Waterlooville, PO7 5UJ
Proposal: Detached double garage to front, incorporating removal of two lowest branches on north side of Lime tree (T2) subject to TPO 1537.
Application No: APP/14/00216 Expiry Date: 24/04/2014
Applicant: Mr R Daron Team: Team 1
Agent: Mr C Russell Case Officer: Stephen Andrews
Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a large two storey detached dwelling set back and up from Stakes Hill Road. The dwelling is accessed via a driveway off Stakes Hill Road, which leads to an elevated driveway. However the front of the site is screened by a 2m high beech hedge, with a conifer hedge running alongside the side boundary with 214.

There is a TPO tree sited close to the front boundary and shared boundary between 214 and 214A Stakes Hill Road.

The area is predominantly residential in nature with dwellings of varying architectural style. Oaklands Secondary School and Sixth Form is immediately opposite the front of the site.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a detached double garage with timber walls and tiled roof to the front of the existing dwelling. The garage would measure 5.6m in width, 5.4m in depth and 3.9m to ridge height.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - No objection subject to condition to ascertain levels prior to construction to ensure the protection of the adjacent TPO tree.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area
- (iv) Impact on trees

(i) Principle of development

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

(ii) Impact on neighbour amenity

The single storey detached double garage would be sited behind an existing 2m high conifer and beech hedge, with the nearest neighbour 214 Stakes Hill Road some 13.5m from the single storey structure.

It is therefore considered that the proposed detached garage would not materially harm the residential amenities of any adjoining property by way of overlooking, loss of privacy, overshadowing, overbearing effect and loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The proposed timber double garage, with tiled roof would be positioned behind a 2m high beech and conifer hedge - as such its presence within the street scene would be significantly reduced. Notwithstanding this the garage would be of good design and add to the architectural variety found along Stakes Hill Road. It is therefore considered that the development would make a positive contribution to the character and appearance of the area.

The development would therefore accord with the principles of policy CS16 of the

(iv) Impact on trees

The garage would be sited adjacent to a TPO tree, encroaching into its root protection area. However, the Council's Arboricultural officer has considered the proposal and has confirmed that the supporting Arboricultural Method Statement submitted with the application suitably demonstrates that the garage can be erected without causing irretrievable damage to the tree.

The Arboricultural officer has however raised concern in respect of proposed finished levels and has suggested that this be established prior to the commencement of development. Subject to the imposition of such a condition and provided the development accords with the submitted AMS no objection is raised on tree grounds.

8 Conclusion

The development by reason of its scale, design, relationship to immediate neighbours and supporting Arboricultural method statement would be acceptable and would not result in matters prejudicial to neighbour amenity, trees or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00216 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 double garage hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory 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 development hereby approved shall be implemented and constructed in strict accordance with the Arboricultural Method Statement and Tree Protection Plan produced by Bernie Harverson Arboricultural Consultant dated February 2014. Any deviation or alteration to the Arboricultural Method Statement or Tree Protection Plan will need to be agreed in writing by the Local Planning Authority.
Reason: To ensure the protection of the adjacent TPO tree and in accordance with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Prior to the commencement of development existing and proposed finished

floor levels and site levels for the garage and garage base shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out strictly in accordance with the approved details.

Reason: To ensure that the adjacent TPO tree is suitably protected during and after construction works and to accord with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250 stamped 26/02/2014

Site Plan Drawing No. 13/008/07

Proposed Elevations Drawing No. 13/008/09

Root Protection Plan Drawing No. BJH.01/02

Arboricultural Method Statement prepared by Bernie Harverson Arboricultural Consultant dated February 2014

Reason: - To ensure provision of a satisfactory development.