
Site Address:	628 Southleigh Road, Emsworth, PO10 7TA		
Proposal:	Erection of a detached garage to rear.		
Application No:	APP/13/00517	Expiry Date:	26/08/2013
Applicant:	Mr Rayner	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached dwelling with a brown tiled pitched roof and elevations of red multibrick. The site is level with vehicular access to the front and a shingle and tarmac parking area, enclosed by a 1 metre high brick wall with piers to the northern boundary, a 1.5 metre high fence to the eastern boundary and a 1.8 metre high fence to the western boundary. There is a gate to the side providing access to the rear garden which is laid to lawn with a shrub border and shed and is enclosed to all boundaries by 1.8 metre high fences.
- 1.2 There is a two storey semi-detached ex-local authority dwelling to the east and a private footpath lies immediately to the west between number 628 and 626 Southleigh Road, which is a detached bungalow. A detached older style two storey dwelling lies opposite the site and a block of garages with access from Conigar Road are to the rear. The surrounding area is of medium density consisting of a mixture of 2 storey detached, semi-detached and terraced properties and detached bungalows of individual style and age range.

2 Planning History

02/57838/003 - Construction of 1 No 3 bedroom detached house with detached double garage to rear to provide parking for No 24 and this development; altered/ new access to Racton Road, permission granted 07/04/2003. The detached double garage element of the permission was not implemented.

3 Proposal

- 3.1 The proposal is for a detached single garage in the rear garden of 2.85 metres in width to the south elevation, extending to 3.9 metres to the north elevation, 5.9 metres in length and has a flat roof with a slight incline north to south of 2.6 metres to 2.7 metres. Entry to the garage will be via a private road accessed from Conigar Road.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

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

(ii) Appropriateness of design

7.3 The proposed detached garage would not be visible from the public realm and only partially visible from the private footpath to the side of the property and private access road to the rear, therefore it is considered there would be minimal impact on the existing streetscene. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The proposed detached garage is to be sited adjacent to the boundary to the east and

will be partially screened by the existing fence. There are no windows in the east elevation and it is of a modest height, lower than that of the garage permitted under 02/57838/003 which was not implemented. A private footpath lies between numbers 628 and 626 Southleigh Road to the west and the garage would be situated a sufficient distance away from the western boundary. There are no properties immediately to the rear of the application site, therefore it is considered that the proposal is unlikely to appear overbearing or visually intrusive.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00517

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 existing building, unless agreed otherwise in writing by the Local Planning Authority.
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 **building** 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Proposed elevations
Site plan

Reason: - To ensure provision of a satisfactory development.