
Site Address: 10 Westbourne Avenue, Emsworth, PO10 7QU
Proposal: Application for non-material change to Planning Permission
APP/13/00458 relating to reducing scale of proposed garage to suit specialist Oak
design construction.
Application No: APP/13/01157 Expiry Date: 18/12/2013
Applicant: Mr P Willicombe Team: Team 2
Agent: Case Officer: Jenna Shore
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a garage located along the southern boundary set back from the rear elevation of the dwelling house. To the south of the dwelling is a driveway which separates the dwelling from the gardens of several houses further south. The boundary treatment to the south consists of a 1.8m fence.
- 1.2 The level at the site reduces from west to east.

2 Planning History

APP/13/00458
Erection of replacement double garage following removal existing.
Permitted. 10/07/2013

3 Proposal

- Original consent under APP/13/00458
- 3.1 This application sought to remove the existing garage located to south and erect a single garage and car port in its place. the dimensions are as follows; 6.1m in width, 8.1m in length, 2.1m in height to the eaves and approximately 3.9 m to the ridge.
- 3.2 The new proposal seeks to reduce the length to 5.9m, alter the roof design and Oak built. Letter from the applicant dated 11/11/2013 indicates all other dimensions to remain the same.

4 Policy Considerations

National Policies
National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

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

5 Planning Considerations

5.1 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 neighbours
- (iii) Effect on the character of the existing dwelling

(i) Principle of development

5.2 This application seeks to make an amendment to application APP/13/00458 by reducing the length of the permitted garage and an alteration to the roof design. No letters of objection were received in relation to the original application and no conditions were imposed which would mean that a full application was required. The changes in these terms can be considered as non material to application APP/13/00458.

(ii) Effect on neighbours

5.3 The application indicates a reduction in length by 2.2m it is likely that this reduction will have a positive impact with less bulk located to the rear boundary with 2 Westbourne Close. The change in design to incorporate a cat slide roof means that much of the bulk is gentle sloping, decreasing in height compared to the higher eaves of the original proposal. The height of the ridge and the eaves to the front are similar to the approved, with the rear eaves being lower. It is unlikely that the changes would have an adverse impact on the neighbouring dwelling, particularly as a larger garage is currently sited in this location.

(iii) Effect on the character of the existing house and the streetscene

5.4 The proposed garage is set back from the highway by approximately 28m. The proposal is unlikely to appear particularly incongruous in this location. The design of the garage (to be clad) is thought to be an improvement on the existing garage which is constructed from prefabricated concrete. The design is also thought to be more in keeping with that of the main dwelling house.

6 Conclusion

6.1 The design, siting and scale of the proposed garage is unlikely to result in an adverse impact to the neighbouring dwellings. The design is considered to be an improvement on the existing garage and is thought to be more in keeping with the nature of the main dwellinghouse. The changes are therefore considered to be non material.

7 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01157

