

Recommendation: **GRANT PERMISSION**

None

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: Not applicable.

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) Impact on the application site and locality
- (iii) Impact on neighbouring amenities

- (i) Principle of development

The application site is located within the settlement area of Purbrook, where the principle of development is acceptable subject to the policy requirements provided in section 4 of this report.

It is pertinent to note that this application is a resubmission of part implemented permission APP/13/01016, which is very similar in scale and kind. The only notable changes being the removal of a door in the rear elevation, insertion of glazed panels beside the approved patio doors and repositioning of the garage further back in to the plot so it sits in the south-west corner of the site.

It is considered that these minor changes do not alter the assessment and conclusions reached under application APP/13/01016, the report for which has been appended to this report. The development as proposed would not therefore have any greater impact on the character and appearance of the area or neighbour amenity than the part implemented permission.

8 Conclusion

The proposed amendments to the rear extension and repositioning of the detached garage would be acceptable and would not have a detrimental impact on the character and appearance of the application site or wider locality, or the amenities of occupiers of neighbouring properties. The application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00421

(A)

(B) 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 in the construction of the detached garage shall match in type, colour and texture those on the existing dwelling.
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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions, additions or other alterations, including the provision of additional windows, doors or other openings, shall be carried out to the development hereby approved, without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The detached garage 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 02/B
Drawing No. - 03/A

Reason: - To ensure provision of a satisfactory development.