
Site Address:	34 Durham Gardens, Waterloooville, PO7 7BB		
Proposal:	Single detached garage to front.		
Application No:	APP/13/00516	Expiry Date:	07/08/2013
Applicant:	Mr Scully	Team:	Team 1
Agent:	Mr T Davies	Case Officer:	Rachael McMurray
	Helyer Davies Architects Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential cul-de-sac in Waterloooville. It comprises a detached dwelling of brick and tile construction with a pitched roof and a double, part integral garage (one garage is integral and the other forms a side extension to the main house). There is a pitched roof dormer on the front elevation. The garage wraps around the north east corner of the dwelling and is located 1.1m off the shared boundary. This garage does have planning permission to be converted into living accomodation and this is currently being implemented.

There is a garden at the rear of the property which is enclosed by 2m high brick / wall boundary. The levels drop downwards towards the rear of the garden. The neighbouring property at No. 32 is set back further from the highway meaning that it has a deeper rear building line. At the front of the site there is an area of hard standing for on site parking and a large oak tree on the corner of the front drive. This is not a protected tree and is outside the boundary of the site. There is also a small hedgerow which runs along the front boundary parallell with the highway.

2 Planning History

APP/13/00089

Single storey side and rear extension with new conservatory to rear and conversion of existing double garage to provide annexe accommodation. Permitted - 27/3/13

3 Proposal

The proposal is for a detached garage to be located in the south east corner of the site adjacent to the front boundary with the highway. The garage would be set at an angle away from the front boundary and front elevation would face onto the driveway. The garage would measure 3.5m x 5m and would have a pitched roof with a ridge height of 3.4m. It would be constructed of brick and tile materials to match those in the main dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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

DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

5 Statutory and Non Statutory Consultations

Development Engineer:

No objections

Arboriculturalist:

No comments received.

Officer comment: There is an Oak tree situated on the front corner of the site which would be unlikely to be compromised in terms of the root system given the existing driveway extent and the large front garden available for the storage of materials. The works proposed here are minimal and should not prejudice the retention of this (non-protected) 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: 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 the design and effect on the street scene
- (iii) Effect on the neighbouring properties

(i) Principle of development

7.2 The site is located within an urban area where development is acceptable in principle subject to other development control criteria.

(ii) Appropriateness of the design and effect on the street scene

7.3 The proposed garage is considered to be of an appropriate design in that it would

have a pitched roof, make use of materials which match with the main dwelling and would be of a subservient scale.

- 7.4 The street scene in Durham Gardens mainly comprises semi-detached dwellings. However, No's 32 and 34 are detached dwellings of a similar design. These properties are positioned in a staggered line with No's 36-38 to the east - however, at the entrance into Durham Gardens there is a property which sits far forward of the building line which forms part of Stakes Road - No. 162. In addition, opposite the site No. 2 Durham Gardens sits in a similarly close proximity to the highway.
- 7.5 Garages located forward of the building line are not a characteristic of the streetscene, so the proposal would be a first for a garage in this location. However as the proposal would be set at an angle and be subservient in scale, it is considered that it would not be highly prominent or overbearing within the context of the streetscene. It would also be partly screened by the existing hedgerow which is to be retained. Furthermore, the properties on this side of the streetscene are not arranged in a uniform row and with the positioning of No. 162 Stakes Road and No. 2 Durham Gardens so close to the highway, the introduction of the garage would not appear as incongruous being forward of the building line.

8 Conclusion

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/13/00516 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 main dwelling, 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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.
Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan

(Core Strategy) 2011 and to discourage parking on the adjoining highway in the interests of local amenity, and having due regard to policy DM13 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:

Site plan, block plan, proposed elevations and floor plans - DN: 12167/03

Reason: - To ensure provision of a satisfactory development.