
Site Address:	390 Purbrook Way, Havant, PO9 3SH		
Proposal:	Replacement of garage roof.		
Application No:	APP/14/00101	Expiry Date:	22/04/2014
Applicant:	Mr A Basford	Team:	Team 2
Agent:		Case Officer:	Stephen Cantwell
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises an end-of terrace, brick-built house built around the 1950s on a corner plot with Appleshaw Green; a small green with pedestrian-only access to a cluster of houses. The site is prominent from Purbrook Way and Appleshaw Green, a pedestrian footpath passes immediately alongside the side boundary of the application site, and immediately beside the attached timber garage at the application site which is subject of this application. The upper part of the side wall of the garage is visible above a close board fence fronting the footpath along with a smaller timber-faced extension (the garden room) to the rear. The visible part of the side wall of the garage comprises a mixture of plywood and profiled steel, as a result of recent unauthorised works. The roof is also covered in profiled steel, which can be seen from public vantages to the front and side.

The garage is set at the same ground level as Appleshaw Green but the house at the site is stepped down approximately 0.6m below this.

Although the garage was originally separated from the house by a gated garage, this had become roofed over at some point before 2011 thereby forming a wider garage, however this is quite likely to have become lawful with the passage of time.

2 Planning History

04/69272/000 Single Storey rear extension and retention of garage - Approved

08/69272/002 One 2-bed house [in side garden] - Approved Lapsed 2011 (an extension time-limit appn APP/11/01736 was withdrawn in 2011)

10/69272/003 New garage with flat above [in side garden] - Withdrawn

3 Proposal

This proposal is to reconstruct the roof and part of the side walls of the timber garage which was constructed around 2004 (04/69272/000). The height has been raised by approximately 0.8m at it's highest point (the point of contact with the side wall of the house) and approximately 0.4m at its lowest (adjoining the side fence). The current proposal would reduce the highest point by 0.4m and the lowest point by 0.2m, with commensurate reduction of the side and end walls. The side wall would then be clad in a uniform timber cladding to match the side fence. Other elevations would remain stained timber plyboard. The profiled-steel roof would be replaced by roofing felt, likely

to be coloured grey-green.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

NB Correspondence with the applicant in September 2013 has confirmed that Building Regulations approval would also be required.

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: 11

Number of representations received: None

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) Visual Impact
- (iii) Parking and Highways
- (iv) Enforcement

- (i) Principle of development

7.2 The site lies within the urban area, where the principle of development is acceptable, subject to details such as appearance and visual impact.

- (ii) Visual Impact

7.3 Due to its location at a street corner, the recent works are highly conspicuous. The mismatch of several materials, contrasting with the simple brick-built house

emphasises its prominence and to the detriment of the streetscene.

- 7.4 The proposed works to reduce the roof and walls would mean that, by comparison with its original form, the garage would remain some 0.4m taller at its highest and 0.2m taller at its lowest. However, this in combination with the removal of the profiled steel from the roof and side wall and the use of roofing felt and stained timber, would effect a marked improvement on the existing situation. Subject to conditions to confirm the amount of reduction (as the plans of existing are inaccurate at the fence (east) end), it is considered that the proposal is acceptable. Materials should also be specified by condition if approved.

(iii) Parking and Highways

- 7.5 The proposal, does not adversely affect parking provision at the site nor visibility at the vehicular access. The interior of the garage is an open, undivided space capable to parking at least one car and several cycles. A condition to retain the parking use can be attached.

(iv) Enforcement

- 7.6 Due to the unauthorised and visually harmful nature of the recent alterations to the garage, it is important that the current proposals are carried out as soon as possible. A timescale of 3 months was suggested to the applicant, but he has requested until end August, in order to allow the works to be undertaken during summer holidays. This is later than desirable but the extra month is not considered so excessive as to warrant enforcement action, a condition, informative and accompanying letter can be issued with any planning permission.

8 Conclusion

- 8.1 The application will improve the appearance of the recently enlarged garage roof and walls and subject to conditions regarding time, size, materials and use, it is considered to be acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00101

(A) subject to the following conditions

- 1 The development hereby permitted shall be completed on or before 31st August 2014.

Reason: In order to remedy the existing unauthorised alterations made to the garage, in the interests of the appearance and character of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework 2012 and to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans and dimensions:

a) The Site Location Plan received by the Local Planning Authority on 25th February 2014.

b) The Proposed Ground Floor Plan received by the Local Planning Authority on 30th January 2014.

c) The Proposed Elevation Plans received by the Local Planning Authority on 30th January and 6th February 2014, and in particular:

i) the highest part of the garage at its western end (along the side wall of the house), shall be reduced so that it is no taller than 3.15 metres in height above the immediately adjoining ground and,

ii) the lowest part of the garage of at its eastern end (along the side fence), shall be reduced so that it is no taller than 2.4m metres in height above the immediately adjoining ground

Reason: For the avoidance of doubt or ambiguity and In order to remedy the existing unauthorised alterations made to the garage, in the interests of the appearance and character of the area in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National planning Policy Framework 2012.

3 Unless the Local Planning Authority gives prior written approval for any variation, the external materials to be used for the garage shall comprise as follows:

a) For the east side wall - stained timber panels to match the existing boundary fence, and

b) For the front (south) wall - stained timber panels to match the front wall of the garage, and

c) For the rear (north) wall - stained timber panels to match the rear wall of the garage, and

c) For the roof - roofing felt.

Reason: For the avoidance of doubt and to safeguard the amenities of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

4 The garage hereby altered shall be retained and kept available for the parking of cars and vehicles at all times and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.