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|-----------------|--------------------------------------------|---------------|--------------|
| Site Address:   | 88 Silvester Road, Waterloooville, PO8 8TS |               |              |
| Proposal:       | Construction of detached garage to front   |               |              |
| Application No: | APP/13/00571                               | Expiry Date:  | 21/08/2013   |
| Applicant:      | Mr & Mrs G Spurway                         | Team:         | Team 2       |
| Agent:          | Mr S Male                                  | Case Officer: | Aaron Wright |
| Ward:           | Hart Plain                                 |               |              |

Recommendation: **REFUSE PERMISSION**

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**1 Site Description**

88 Silvester Road is a modest sized chalet-style bungalow which has been rendered white. It has a spacious front garden which is separated from Silvester Road by a low level brick boundary wall. At the front of the site is an ornamental Magnolia tree that adds to the character of the streetscene.

**2 Planning History**

None relevant

**3 Proposal**

The application is for the construction of detached garage to front. It would be sited 2.5m forward of the front elevation of the dwellinghouse. As such it would be forward of the existing building line along Silvester Road. Its dimensions would be 6m in length and 5m in depth and 4.2m in height. It would be sited outside the canopy of the Magnolia Tree, which is positioned on the front boundary.

The garage would have a door and window on the north elevation and canopy up-and-over garage door on the east elevation. The roof would be finished in dark grey concrete tiles and the main building would be rendered in cream paint.

**4 Policy Considerations**

National Policies  
National Planning Policy

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 objection

**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: 10

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 upon neighbouring properties
- (iii) Impact upon the streetscene

### **(i) Principle of development**

The application site is situated within the urban area where further development is considered acceptable subject to the usual development control criteria.

### **(ii) Impact upon neighbouring properties**

To the west of the application site is No.90 Silvester Road, a small bungalow. The boundary treatment between No.88 and No.90 comprises of a 1.8m close boarded fence. The proposed garage would be forward of the front building line of No.90 with a 2.5m separation distance. It is not considered that the proposed garage would result in any loss of amenity to this neighbouring property in terms of loss of privacy, outlook or light.

### **(iii) Impact upon the streetscene**

Silvester Road is characterised by properties with low front boundary treatment with spacious open front gardens. The dwellings are all different in design and style and as such the road has a pleasant open feel.

There is only one example in Silvester Road of a detached garage to front. This does have different characteristics to the application site in that the dwelling is set further back into the site and as such the front garage matches the existing front building line.

The proposed garage would be sited forward of the existing building line in Silvester Road. It would be 6m in length and 5m in depth and 4.2m in height. The elevation facing towards Silvester Road would be 6m in length and comprise of a large blank wall with no design features for relief.

Policy CS16 of the Havant Borough Core Strategy refers to High Quality Design. It states that;

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:

- a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
- b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
- c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
- d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
- e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking

New development should respond positively to local character and use the characteristics of the locality to help inform the design including existing building lines.

The proposed development by reason of its position within the streetscene along with its longest length of elevation with its lack of design features fronting Silvester Road would adversely affect the visual amenities and open character of the streetscene. The proposal would also create an undesirable precedent which would make it difficult to refuse further similar applications. As such it is considered that the proposed development would be contrary to Policy CS16 of the Havant Borough Core Strategy and National Planning Policy Framework.

## **8 Conclusion**

The proposed development would adversely affect the open character of the streetscene and would set a precedent for further buildings to front. As such it is considered that the proposed development would be contrary to Policy CS16 of the Havant Borough Core Strategy.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/13/00571 for the following reason:

- 1 The proposed development by reason of its design and prominent location to the front of the dwelling would be detrimental to the visual amenities and spatial characteristics of the streetscene and would create an undesirable precedent. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework.