
Site Address: 27 Portsdown Hill Road, Havant, PO9 3JU
Proposal: Removal of detached garage to the front of the property and construction of a ground floor 'hobby' room with adjacent car ports, all canopied under a sedum flat roof, and decking.
Application No: APP/14/00567
Applicant: Mr G Lamonby
Agent: Mr Lancaster
Ward: Bedhampton

Expiry Date: 23/07/2014
Team: Team 1
Case Officer: Stephen Andrews

Helyer Davies Architects

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a large two storey detached dwelling positioned on the corner of Glebe Park Avenue and Portsdown Hill Road. The dwelling has various extensions with a detached double garage to the front of the dwelling. There is a hard surfaced area to the front with vehicular access on to Portsdown Hill Road. There are two mature trees along the front boundary.

The immediate area is residential in nature, comprising of various style large detached dwellings. It is pertinent to note the land slopes down from north to south and although screened by 2m high close boarded fencing is still prominent within the street scenes of Portsdown Hill Road and Glebe Park Avenue.

2 Planning History

05/70449/000 - Two storey bay windows, extend two dormers and ground floor extension of utility, porch and study. Approved - 21/07/2005.

06/70449/001 - Rear terrace and pool. Approved - 28.11.2006.

14/00138 - Removal of detached garage to the front of the property and construction of a ground floor 'hobby' room with adjacent car ports, all canopied under a sedum flat roof. Withdrawn - 08/04/2014.

3 Proposal

Planning permission is sought for the demolition of the existing double garage to the front and erection of a new detached outbuilding containing a ground floor hobby room and adjacent carport. The new structure would have a sedum roof and decked area linking to the dwellinghouse..

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboricultural Officer - No objection subject to conditions.

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: 5

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 neighbour amenity
- (iii) Impact on the character and appearance of the area
- (iv) Impact on trees

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The nearest residential property is neighbour 29 Portsdown Hill Road, some 16m from the proposal. However, due to the positioning of the proposal and boundary screening between 27 and 29 the proposal will have no impact on this neighbour.

The nearest property thereafter is 10 Glebe Park Avenue, some 18m from the proposed development. The development would largely run along and behind the existing boundary wall/fence adjacent to Glebe Park Avenue. At its most visible point the detached outbuilding would be some 0.6m above this fence. Although this is still lower than the roof of the existing detached garage in the same location. Therefore

due to the low height of the proposed building, boundary screening and distance between this neighbour there would be no adverse impact on this neighbour.

It is considered that the existing boundary screening, separation distance between neighbours and single storey nature of the proposed outbuilding and carport, which would be barely visible above the existing boundary fence would combine to ensure that the development would not have a negative impact on neighbour amenity. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The development as proposed is largely screened from the public domain, sitting behind the existing boundary fence/wall. At its most visible point, looking north from Glebe Park Avenue the building is some 0.6m higher than the boundary. However, it is pertinent to note that this is lower than the existing detached garage in the same location.

It is pertinent to note that the development includes a sedum roof covering the outbuilding and carport. If done well this has the potential to add to the verdant appearance of the site and surrounding area. The development could therefore offer an enhancement to the overall appearance of the site and surrounding area. In order to ensure the provision of the sedum roof a condition could be added to a grant of planning permission.

It is considered that the development would offer an improvement to the character and appearance of the site and surrounding area and would accord with the requirements of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iv) Impact on trees

The proposed development is sited very close to two Sycamore trees along the front boundary and an Ash tree close to the boundary along Glebe Park Avenue. Whilst these trees are not covered by Preservation Order and have been classified as C category trees they do make a positive contribution to the landscape character of the site and surrounding area. It is therefore desirable that these trees are retained.

The proposed outbuilding sits largely within the area of the existing detached garage, which will be demolished, with a carport positioned in the front corner of the site. The application has been accompanied by a detailed Arboricultural Impact Study and Method Statement which has been considered by the Council's Arboricultural Officer. He has confirmed that subject to the development being constructed in accordance with the Method Statement that the trees will be suitably protected during the development works and that no objection on tree grounds would be raised.

8 Conclusion

The development by reason of its scale, existing boundary screening and distance from neighbouring dwellings would be acceptable and would not result in matters prejudicial to neighbour amenity, trees of importance or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00567

(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 outbuilding and carport shall accord with the material and colour specification provided on approved drawing 13-188_04 Rev A.
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 Prior to the commencement of development full details and specifications of the sedum roof shall be submitted to and approved in writing by the local planning authority. Details shall include the type of sedum mat, the plant specification, maintenance and measures to be undertaken if the sedum roof does not survive within the first year of laying.
Reason: To safeguard the verdant landscape character of the site and surrounding area in accordance with policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby approved shall be constructed in accordance with the details and specifications provided in the submitted Arboricultural Impact Study and Method Statement, prepared by Dermot Cox dated 24th May 2014.
Reason: To safeguard the continued health and presence of trees on site and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 Prior to the commencement of development, hereby permitted, including site related clearance and demolition the tree protection fencing, as detailed in the supporting Arboricultural Impact Study and Method Statement prepared by Dermot Cox dated 24th May 2014, shall be erected. The fencing shall remain in place until the associated building works are complete.
Reason: To safeguard the continued health and presence of trees on site and protect the amenities of the locality and having due regard to policies CS11.2 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 6 The development hereby permitted shall be carried out in accordance with the

following approved plans:

13-188_01 Rev.A

13-188_03 Rev.A

13-188_04 Rev.A

Arboricultural Impact Study and Method Statement, prepared by Dermot Cox
dated 24th May 2014 dfc/14293 Rev.A

Reason: - To ensure provision of a satisfactory development.