

Recommendation: **GRANT PERMISSION**

Erection of a detached single garage with pitched roof measuring; 6.3m in depth, 3.3m in width and 4.2m to ridge height.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

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

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 8

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

(i) Principle of development

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

It is noted that there is planning history for various options to extend and develop the site. It is therefore considered that the principle of sizeable alterations to the existing dwelling has been established through the planning history which considered the same policy framework as relevant today.

(ii) Impact on neighbour amenity

The pattern of development is unusual because although the site is surrounded by residential development the built relationship between neighbouring dwellings prevents any direct overlooking into neighbouring dwellings. This is aided by good separation distances and boundary screening and planting. It was noted that there is a degree of overlooking into neighbouring gardens from ground floor level, but not to an intrusive degree.

With regard to the alterations to the dwelling, it is considered that the site history has established an acceptance of first floor accommodation both to the front and rear and although the current proposal is different in design terms this principle remains. With regard to the front extension, this will impart a chalet-style character to the property in a manner sympathetic to the immediately adjacent neighbour at No.82b, whose private rear garden lies opposite the site across the private drive access. The gable build-up and new rooflight windows proposed for this elevation are consistent with normal permitted development allowances; with regard to the projecting first floor extension, whilst this might allow for some overlooking of No 82b's garden, the fact that the extension serves a bathroom, where obscure glazing can be expected and conditioned, means that such overlooking is unlikely to occur.

With regard to the rear extension, this exhibits a more overtly two-storey character, and will significantly alter the scale and appearance of the rear elevation of the property. A rear garden depth of 12m will remain, however, with a further 3m distance to the nearest neighbouring property boundary (No 63 Beaufort Road), which is considered sufficient to avoid the extension appearing overbearing or overly intrusive to the amenities of surrounding residential properties.

With regard to the garage, this is a detached structure of conventional domestic proportions. It will lie in the south eastern corner of the site, and is unlikely to adversely affect the outlook or amenity of any adjoining properties by virtue of its modest scale and significant separation (17m+) from the nearest residential properties to the east in Beaufort Road.

It is therefore considered that whilst the dwelling will increase in scale and allow for first floor accommodation the distance between dwellings, boundary screening and general relationship with neighbours combines to ensure that neighbour amenity will be protected. The development would not therefore give rise to unacceptable levels of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. 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 proposed development would see a significant transformation to the appearance of the existing modest appearing bungalow. However, it was noted that there was a distinct variety in respect of architectural appearance and scale of dwelling in the immediate area. It is therefore considered that the development would not materially harm the prevailing character and appearance of the area but would instead contribute to its variety. The separate detached garage is typical of others found in the vicinity serving properties in Beaufort Road and Bedhampton Road.

It is pertinent to note that the dwelling is positioned along a private road off Bedhampton Road, and therefore its impact and contribution to the wider public domain is limited.

With regard to the above information it is considered that the development would accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity 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/14/00197 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 Unless otherwise agreed in writing with the Local Planning Authority, the external materials to be used shall match in type, colour and texture those on the existing building.
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 windows at 1st floor level in the front elevation of the building, proposed to serve the room annotated as 'bath' on the first floor layout plan hereby approved, shall at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No. 7010:14:1 - Proposed rear extension and converted loft
Drawing No. 7010:14:2 - Proposed detached garage

Reason: - To ensure provision of a satisfactory development.