
Site Address:	3 Chaplains Close, Waterloooville, PO8 8QN		
Proposal:	Replace existing garage with detached single storey utility room/ workshop. (Revised Application).		
Application No:	APP/14/00141	Expiry Date:	10/04/2014
Applicant:	C/o Agent	Team:	Team 2
Agent:	Mr Groucott	Case Officer:	Daphney Haywood
	MH Architects Limited		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey 3 bed dwelling with a mansard style roof. Within the application site and to the south is a detached garage with a pitched roof.
- 1.2 To the south of the application site is the garden of No 1 Chaplains Close, and the detached garage and 1.8m fence to this property form the boundary with the application site. To the north is a dwelling of similar style and design, a 1.8m fence forms the boundary. The level decreases from north to south.
- 1.3 The streetscene of Chaplains Close consists of three different housing types. The application site is one of four detached dwellings with a mansard roof. Opposite are four detached bungalows and along the turning point of the highway are two pairs of semi detached dwellings with a mansard roof and rendered cream.

2 Planning History

APP/13/00213 Replace existing garage with single storey side extension Permit

3 Proposal

Replace existing garage with detached single storey utility room/ workshop. (Revised Application). One parking space would be provided to the front of the proposed workshop with a further parking space off a separate access to the north.

4 Policy Considerations

National Policies

National Planning Policy Framework

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 - I have no adverse comment to this application.

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: 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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The area of development is located to the south of the dwelling. The property to the north and opposite is therefore unlikely to be affected. The neighbouring dwelling to the south is located 10m to the south of the proposal with its garage located at the end of the rear garden screening much of the proposed development. The increase in mass is not considered to be overbearing or visually intrusive.

(iii) Effect on the character of the existing dwelling and the streetscene

7.4 The replacement structure is of only slightly greater mass than the existing, and is of appropriate design, with matching materials where visible from the highway. To the rear and north side and where screened by the garage to No 1 Chaplins Close fair faced block work of a similar form to the garage to be demolished would be used. The proposed works are not considered to result in detriment.

8 Conclusion

- 8.1 Due to the scale, siting and design it is considered that the proposal will not lead to an adverse impact to neighbours or the character of the streetscene.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00141 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 brick and roof tiles to be used shall match in type, colour and texture those on the existing 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and block plan drawing number P001 Rev B
Existing elevations drawing number P004 Rev B
Proposed elevations drawing number P005 RevD
Existing floor plan drawing number P002 Rev A
Proposed floor plan drawing number P003 Rev B
Section drawing and photographs drawing number P006 Rev B
Email re materials from the agent dated 2nd April

Reason: - To ensure provision of a satisfactory development.