
Site Address:	31 Longwood Avenue, Waterloooville, PO8 8HZ		
Proposal:	Single storey rear extension and new detached garage, following demolition of existing garage and greenhouse.		
Application No:	APP/14/00018	Expiry Date:	11/03/2014
Applicant:	Mr Mugford	Team:	Team 2
Agent:	Mr Bramble-Stewart	Case Officer:	Aaron Wright
	GBS Designs		
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

The application site comprised of a small bungalow, detached garage and greenhouse. The garage and greenhouse have recently been demolished as they were structurally unsound. The property has a good sized front and side garden that is bordered by low level hedging and close boarded fencing (less than 1.2m). It has a limited rear garden due to the position of the bungalow within the plot. The site is on the corner of Longwood Avenue and is therefore very visible from within the streetscene.

2 Planning History

None

3 Proposal

The application is for a single storey rear extension and new detached garage, following demolition of existing garage and greenhouse.

The proposed single storey extension would be sited on the rear elevation of the dwelling. It would be 4m in depth, 7.6m in width and 3m in height with a flat roof. It would have a glass lantern on the flat roof to allow additional light into this extension. It would be constructed in materials to match the existing dwellinghouse.

The new detached garage would be sited in the front garden of the property. It would be a timber structure with an open front to allow for the parking of one vehicle and enclosed area for storage. The building would be 5.4m by 4.8m in size with a ridge height of 3.6m. The open frontage of the garage would face the front elevation of the dwelling, with blank timber side and rear elevations facing towards Longwood Avenue.

The proposed garage would be accessed by the existing vehicular entrance into the site from Longwood Avenue. Two parking spaces would also be provided within the front garden.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Arboriculturalist

No comment.

Southern Water

A foul and surface water sewer crosses the site. The exact position must be determined on site by the applicant before the layout of the development is finalised.

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: 7

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 the streetscene
- (iii) Impact upon neighbouring properties

- (i) Principle of development

The application site is located in an urban area where further development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon the streetscene

Policy CS16 of the Core Strategy 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 responds to, draws inspiration from and respects local context and identifies and responds positively to existing features of natural, historic or local character within or close the proposed development site.

The Havant Borough Council Borough Design Guide: Supplementary Planning Document was adopted by the Council in December 2011. The aim of the document is to provide detailed information that supplements Policy CS16 of the Havant Borough Core Strategy, to raise the standard of design across the Borough and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development.

The document states that character helps to define a place and helps distinguish one place from another place. It is much more than building styles and appearance. The character of an area is a combination of the function and level of activity of the place, its existing structures and features, including open space and trees, the surrounding context of the site and how these all relate to one another. The best way for new developments to respond to character, integrate and complement the existing area is to thoroughly understand the site and its context.

Single Storey Extension

It is considered that the proposed single storey extension would not have any adverse impact upon the character and appearance of the streetscene as it would be sited at the rear of the building. The extension matches the style and appearance of the existing dwelling and as such would be sympathetic and subservient to the original design of the building.

Detached garage

The proposed detached garage would be sited within the front garden of 31 Longwood Avenue. The front garden is very open in appearance and adds to the pleasant nature of the area. The garden very visible within the streetscene due to its location on a bend in Longwood Avenue and the low boundary treatment that encloses the garden.

The garage would be of timber construction and would be 5.4m by 4.8m in size with a ridge height of 3.6m. The blank timber elevations would front directly onto Longwood Avenue. Due to the mass, height and position of the garage and the low level boundary treatment in the front garden, it is considered that it would dominate the front garden and streetscene. It is not considered that the proposed development would maintain and enhance the existing character and quality of the area.

Whilst there is a block of flat roofed garages to the east of the application site, these are well screened from the main road and are low level in nature. It is considered that these garages are very different to the proposed development by virtue of their location, size and appearance.

It is considered that the detached garage would therefore be contrary to Policy CS16 of the Core Strategy and the Havant Borough Council Borough Design Guide: Supplementary Planning Document.

(iii) Impact upon neighbouring properties

The proposed single storey extension would be sited on the rear elevation of the dwelling. It would 2m off the shared boundary with No.33, the neighbouring property to the west. The proposed extension would have a window on the rear elevation to allow light into the new kitchen. However this is not considered to result in any loss of

amenity to No.33. As such it is not considered that the extension would result in any loss of amenity to neighbouring properties.

The proposed garage would be sited in the front garden of the property. The garage would be sited adjacent to a group of flat roofed garages that are sited to the east of the application site. There are no residential properties affected by the proposed garage.

8 Conclusion

Whilst the Council considers that the single storey extension is acceptable and accords with policy, the detached garage by virtue of its mass, height in the front garden would dominate the streetscene . It is not considered that the garage would maintain and enhance the existing character and quality of the area. As such it is recommended that the application is refused planning permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00018 for the following reason:

- 1 The proposed detached garage by reason of its mass, height and prominent location within the front garden would be an incongruous and dominant feature within the streetscene to the detriment of the visual amenities of the area. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Borough Design Guide: Supplementary Planning Document 2011 and the National Planning Policy Framework 2012.