
Site Address:	33 The Crescent, Waterlooville, PO7 5EU		
Proposal:	Replacement garage following removal of existing.		
Application No:	APP/13/01055	Expiry Date:	23/12/2013
Applicant:	Mr C Moyes	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The Crescent is a residential road in Waterlooville, Havant. The road contains a variety of dwelling types including, detached, semi-detached and link detached properties. No. 33 The Crescent is a detached chalet style bungalow and has been previously extended, benefiting from a rear conservatory.
- 1.2 The property has a fairly large front and rear garden, and shares the rear (west) boundary with 1a Balmoral Drive and the southern boundary with 31 The Crescent. It lies at the junction with Balmoral Drive and the front and side boundaries are open to view in the public domain. The rear of the garden is enclosed by 1.8m close boarded fencing. The land slopes down gradually to the rear of the property. There is currently a detached garage to the front of the dwelling house which is due to be demolished with the proposal taking its place.

2 Planning History

04/59764/001 - Demolition of existing conservatory & erecting of replacement conservatory to rear (north west) elevation – Permitted 26/08/2004

3 Proposal

- 3.1 The application seeks to replace the existing timber framed single storey detached garage with a new brick/block garage of identical dimensions. The ridge height will be 3.75m, measure 3.25m wide and 6.2m long. There would be a standard up and over metal garage door to the front (east) and a upvc door and window in the rear (west) elevation. The materials used will match those of the existing dwelling house, with exposed brick on the lower half and cream coloured render on the upper walls.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not Applicable

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: 11

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

7.2 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

7.3 There would be no significant impact on neighbouring properties from the proposal due to it being a like for like development. This proposal will be located on the north boundary, adjacent to Balmoral Drive, and shall be partly screened by the existing 1.8m close boarded fence. It is noted that there is considerable distance between the proposal and any neighbouring properties, subsequently creating no substantial change in outlook as a result of this work.

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

7.4 The current garage shows its age and the proposed structure will complement the existing dwelling and enhance the overall view from both neighbours and the public realm. The design is therefore considered to not have a significant impact on the character and appearance of the area. Notwithstanding its forward position to the dwelling house the garage is also appropriate in size and design, appearing subservient to the scale of the existing dwelling.

- 7.5 In overall terms the development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 and the NPPF.

8 Conclusion

- 8.1 The development by reason of its scale, design and relationship to the existing dwelling house through use of materials 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.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01055 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 shall match in type, colour and texture those on the existing dwelling.
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 garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 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:

Ordnance Survey plan ref #00013808-542CC6
Site Layout Plan, 'Scale 1:50' received by the Council 21 October 2013
Elevations, Drawing number South wall 'Scale 1:50' received by the Council 21 October 2013
Elevations, Drawing number North wall 'Scale 1:25' received by the Council 21 October 2013
Elevations, Drawing number West wall 'Scale 1:25' received by the Council 21 October 2013
Elevations, Drawing number East wall 'Scale 1:25' received by the Council 21 October 2013
Roof plan, Drawing number Roof plan 'Scale 1:25' received by the Council 21 October 2013

Reason: - To ensure provision of a satisfactory development.