
Site Address:	10 Westbourne Avenue, Emsworth, PO10 7QU		
Proposal:	Erection of replacement double garage following removal existing.		
Application No:	APP/13/00458	Expiry Date:	12/07/2013
Applicant:	Dr Willicombe	Team:	Team 2
Agent:	Mr M Helyer	Case Officer:	Jenna Shore
	Helyer Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached two storey dwelling with a garage located along the southern boundary set back from the rear elevation of the dwelling house. To the south of the dwelling is a driveway which separates the dwelling from the gardens of several houses further south. The boundary treatment to the south consists of a 1.8m fence.
- 1.2 The level at the site reduces from west to east.

2 Planning History

No recent planning history

3 Proposal

- 3.1 The application seeks to remove the existing garage located to south and erect a single garage and car port in its place. the dimensions are as follows; 6.1m in width, 8.1m in length, 2.1m in height to the eaves and 3.4m to the ridge.

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 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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

6 Planning Considerations

6.1 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 house and the streetscene

(i) Principle of development

6.2 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

6.3 The existing garage is currently located in the same location as the proposed garage and is sited directly on the boundary with 2 Westbourne Close. Therefore the perception of mass currently exists to this neighbour. The proposed garage is to be pulled away from the boundary by 1m. It is likely that the 1.8m fence will partially screen much of the vertical mass with the remaining bulk being pushed back towards the centre of the site due the inclusion of a hipped roof within the design. Based on the existing perception of mass and level of screening it is unlikely that the proposal would appear overbearing or visually intrusive to the immediate neighbours.

6.4 It is noted that the dwellings to the south are sited approximately 14-15m from the proposal. It is likely that the distance will dissipate much of the increase in mass and is therefore unlikely to result in a loss of light to the rear windows of the neighbouring dwelling. Located to the north of the dwellings the proposal is also unlikely to result in overshadowing to the rear gardens.

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

6.5 The proposed garage is set back from the highway by approximately 28m. The proposal is unlikely to appear particularly incongruous in this location. The design of the garage is thought to be an improvements on the existing garage which is constructed from prefabricated concrete. The design is also thought to be more in keeping with that of the main dwelling house.

7 Conclusion

7.1 The design, siting and scale of the proposed garage is unlikely to result in an adverse impact to the neighbouring dwellings. The design is considered to be an improvement

on the existing garage and is thought to be more in keeping with the nature of the main dwellinghouse.

8 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00458 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 building, 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 garage and car port 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:

Location plan, block plan, proposed floor plan and elevations drawing number 13049/001 received to the Council 17th May 2013
Topographical survey drawing number ENC-160413-7NS received to the Council 17th May 2013

Reason: - To ensure provision of a satisfactory development.