

DELEGATED OFFICER REPORT

PROPOSAL	Demolition of existing rear garage and erection of timber framed outbuilding
LOCATION:	37 Privett Road, Waterloooville, PO7 5JW
REFERENCE NO:	APP/26/00022
APPLICANT:	Mr Jake Perkins
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/02/2026
APPLICATION EXPIRY DATE:	23/03/2026
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 37 Privett Road is a semi-detached two storey dwelling to the northern side of Privett Road. The main dwelling is finished in light coloured render with white uPVC fenestration under profiled interlocking concrete tiles. Directly in front of the property there is a front garden area around the entrance path, heavily planted and bounded by low brick walls. To the south-east boundary there is a driveway shared with No.39 Privett Road, accessed from Privett Road and leading to flat roofed single detached garages in concrete block set behind the dwellings. The garages are not attached to each other. The garage that is the subject of the application has been previously extended to the rear with a lean-to corrugated structure that provides additional length. It is noted that the existing garage is small in size with an internal width of approximately 2.4m and that access to it is constrained by single storey rear extensions so that it is currently used for storage rather than parking. The rear garden is set down at a lower level to the house and garden and has been mostly laid to lawn with 1.8m close-boarded fencing across the rear boundary and along most of the west boundary. To the east there is a mature hedge matching the fence height and part of the west boundary immediately behind the house has a trellis top.
- 1.2 The surrounding area is predominantly residential, with dwellings in a mixture of styles and materials and a variety of rear garden outbuildings.

2. Planning History

17411/2. Replacement Garage. Permitted.

3. Proposal

Demolition of existing rear garage and erection of timber framed outbuilding

4. **Policy Considerations**

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

Listed Building Grade: N/A
Conservation Area: N/A

5. **Statutory and Non Statutory Consultations**

Arboriculturalist/Tree Officer Due to the quality and condition of the trees I raise no objection on arb grounds.
Councillor Caren Diamond No comments received.
Councillor Antonia Harrison No comments received.
Councillor Paul Tansom No comments received.

6. **Publicity and 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: 6

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received:

Comment	Officer Comment
No comments received.	

Material planning considerations are addressed in Section 7.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

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

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal comprises the demolition of the existing garage and store, which would be replaced by an outbuilding of approximately the same footprint with a low-pitched roof. The proposed outbuilding would be used as a store and home gym and would have a maximum height of approximately 3.55m when viewed from the front of the site, approximately 1.46m higher than the flat roof of the existing garage. It would be finished in timber cladding with white uPVC fenestration and corrugated roofing. As such it would retain the scale and appearance of a domestic garage and would be in keeping with other outbuildings in the area. Moreover, the structure would be set back from the street by approximately 19.8m so that it would not appear overly prominent. The proposed replacement outbuilding is therefore considered to be acceptable.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 No.35 Privett Road lies to the north-west and is the other half of the semi-detached pair. The proposal includes two new north-west facing windows and a solid door to what the applicant has confirmed would be the area used as a home gym. Due to the change in ground levels, the fencing opposite the proposed windows would be at a comparatively low level, and it is noted that the proposed windows would be set somewhat higher in the building than an existing side facing garage window. The proposed use also increases potential overlooking as the home gym would likely be in use for extended periods of time. The applicant has therefore agreed that the proposed windows shall be obscure glazed with restricted opening and a condition is recommended to this effect. Consequently the impact to No.35 is considered to be limited and acceptable.

- 7.6 No.39 Privett Road is a similar style property to the host dwelling, set to the south-east with a shared driveway in between. The garage of No.39 is adjacent, but not attached to, the garage to be demolished and there is an area of hardstanding behind with no boundary treatment between this and the lean-to garage extension. The main garden area is beyond the lean-to and separated from the application site by high hedging. No south-east facing windows are included in the proposal, which would be largely screened from view by the existing garage at No.39. Noting that the proposals involve no increase in footprint and a relatively modest increase in height, the impact to this property is considered to be limited and acceptable.
- 7.7 To the rear is No.24 Sandy Brow, which is a detached two storey dwelling. Given that the proposal would be set at least 14.5m from the rear boundary and would be at single storey only, the impact to No.24 is considered to be limited and acceptable.
- 7.8 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(v) Biodiversity Net Gain (BNG)

- 7.9 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/26/00022 subject to the following conditions:

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan

Tree Plan PO75JW-001

Proposed Plans and Elevations Rev.2 by Chart Timber Buildings

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the outbuilding hereby permitted the windows in the on the side elevation facing north-west shall be fitted with, to a height of no less than 1.7m above finished floor level, textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and 100mm restrictor arms and shall be retained as such thereafter.

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.

- 5 The outbuilding hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be converted to a separate unit of living accommodation or used in connection with any trade or business.

Reason: The outbuilding is not in a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied or otherwise used separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- You were updated about issues after the initial site visit