DELEGATED OFFICER REPORT

Site Address: 21 Poppy Way, Havant, PO9 2FX
Proposal: Convert existing garage to living space. Extend boundary fence eastwards in front of existing garage. Replace garage door with French doors and place a new window north elevation.
Application Type: Full Planning Permission
Application No: APP/24/00781 Expiry Date: 17/12/2024
Applicant: Mr McDermott-Roe
Agent: Case Officer: Denise Sheath
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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1 Site Description

21 Poppy Way, Havant, is a two storey semi detached property constructed with red/brown brick with a hung tiled roof. A detached single storey pitched roof garage is located to the rear southern elevation with a tarmac hardstanding leading from the front southern side elevation to the garage for off road parking. The rear and rear side boundary treatments consist of 2m high wooden fencing of varying styles and design. The front of the property has a very small gravel and block paved frontage.

2 Planning History

APP/14/00775 - Discharge of Conditions 24, 26 and 27 of Planning Permission APP/12/01222 (Part B - Outline permission for Copseys Nursery site). SPL - 17/10/2014
APP/14/00986 - Discharge of Condition Nos. 8 and 26 of Full Planning Application APP/12/01222 (A) and Condition Nos. 10 and 28 of Outline Planning Permission APP/12/01222 (B). PERM - 31/03/2015
APP/14/01284 - Discharge of Condition No/s: (Manor Farm) (A) 19, 21, 23; (Copsey's Nursery) (B) 4, 5, 6, 7, 9, 16, 17, 22, 24 of Planning Permission APP/12/01222. PERM - 31/03/2015
APP/15/00746 - Discharge of Condition No/s 24, 29 and 30 of Planning Permission APP/12/01222 for the outline application for Copseys Nursery for the erection of 100 dwellings with 65 open market units comprising 9No 5 bed, 22No 4 bed, 27No 3 bed and 7No 2 bed houses and 35 affordable units comprising 5No 4 bed, 19No 3 bed and 11No 2 bed houses, public open space, allotments, farmers/vegetable market building and car park. SPL - 10/11/2015
APP/15/00999 - Discharge of Condition Nos. 2, 3, 4, 5, 7, 8, 9, 14, 15, 17, 22, 23 and 24 of Planning Permission APP/14/00767 for erection of 35No. dwellings, comprising 6No. 2 bed, 11No. 3 bed and 18No. 4 bed houses, community building and allotments with associated access, parking, landscaping, open space and works.). SPL - 03/12/2015

3 Proposal

Convert existing garage to living space. Extend boundary fence eastwards in front of existing garage. Replace garage door with French doors and place a new window north elevation.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

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

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

5 Statutory and Non Statutory Consultations

Council's Arboricuturalist

In terms of the tree – the proposed works are unlikely to impact on the Poplar and there is no requirement for an AMS or TPP in this instance as the tree is not subject to a TPO and I would not be looking to make one.

You could add an advisory if permission is give stating that no materials or machinery are to be stored around the base of the main stem.

Community Infrastructure
No comments received

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: 9

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

(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 is for the conversion of the existing detached garage into an additional living space/ lounge area. The proposal would include replacing the existing garage door with a set of French doors and the installation of a window within the northern side elevation facing onto the rear garden area. A condition is recommended to ensure that the additional living/lounge area is not used as separate form of accommodation without the prior consent of the Local Planning Authority.

7.4 Part of the application includes extending the existing boundary fencing along the southern side boundary by ..m, with fencing and an entrance gate installed along the western side attaching to the property enclosing the existing garage which is to be used as an additional living space within the rear garden.

7.5 Although the alterations to frontage of the garage conversion would be partially visible from streetscene, this would be screen mainly by the installation of additional fencing. It is not considered that the fencing or garage conversion would have a harmful impact upon the character or visual amenity of the streetscene.

7.6 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

7.7 The proposal garage conversion and fencing alterations are not consodwered to have a harmful impact upon the neighbourng properties the east (rear), south (side) or west (front) elevations. Any immpatf upon these neighbouring properties woudl be conosdered minimal amd acceptable.

7.8 The proposed installation of a window within the northern side elevation of the garage to be converted would face into the rear garden area of the application site. The 2m high close boarded wooden fencing along the northern boundary would screen any overlooking concerns which may arise from the impact from the additional window upon the neighbouring property to the north (No.23 Poppy Way). It is therefore considered that the impact upon No.23 would be considered limited and acceptable .

7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

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

(v) Parking

7.11 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residential Parking Standard SPD, 2No. spaces are required for a property of this size. There is sufficient space to the southern side of the house to provide off road parking for 2No. vehicles as shown on the proposed parking plan submitted with the application. Accordingly, it is recommended that a condition be attached to the planning permission to ensure that 2No. spaces are provided and retained.

8 Conclusion

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.

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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00781 subject to the following 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 - Received 09 October 2024
Parking Plan - Received 06 November 2024
Proposed Floor Plans - Received 22 October 2024
Proposed North and East Garage Elevations - Drawing No.3 - Received 09 October 2024
Proposed South and West Garage Elevations - Drawing No.4 - Received 09 October 2024
Proposed Garage plan and Fence Line - Drawing No.2 - Received 09 October 2024
Proposed Window and Door Positions - Received 23 October 2024
Tree Statement - Received 22 October 2024
Blcok Plan with Tree Location - Received 09 October 2024

Reason: To ensure provision of a satisfactory development.

3 The external materials used 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 The development shall not be brought into use until a minimum of 2No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 The living space hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation has insufficient amenity space and has insufficient on-site parking to be occupied 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.