
Site Address:	8 Herons Way, Hayling Island, PO11 9FL		
Proposal:	Garage conversion.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00437	Expiry Date:	08/08/2024
Applicant:	Mr Kama		
Agent:	Mrs Taylor	Case Officer:	Ikrame Essalih
	Thorns Young Architectural		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 8 Herons Way, Hayling Island, is a two-storey detached residence located on the southern side of Herons Way. The house is constructed with red facing brick and features a brown slate cross-gable roof with a front gable dormer. The front of the property has been hard-surfaced, and, combined with the paved driveway leading to the integral garage, it provides parking for three vehicles. The rear garden is of a reasonable size, with the rear boundary defined by a 1.8-metre-high timber fence. The front boundary remains open, marked by a dropped kerb and a change in pavement material.
- 1.2 The surrounding area is predominantly residential in character including some new development housing and comprising a mix of detached and semi-detached properties of similar type, design and height and other differing.

2 Planning History

APP/16/01126 - Single storey rear extension, PERM,09/12/2016
APP/19/00688 - Crown lift 8No. Oaks - (G1) to 2.4m, crown clean and deadwood and sever Ivy. Mixed species to include Field Maple, Oak & Ash (G2), crown lift to 2.4m, deadwood and sever Ivy; Crown lift 10No.mature Oaks - (G3) to 2.4m, remove deadwood and remove split/decayed limb. , PERM,04/09/2019

3 Proposal

The proposal consists of a conversion of garage to habitable accommodation. The garage is to be replaced by two bedrooms. The front door to the garage is to be substituted by a front window and the rear door leading to the garden by a rear window.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Mark Coates

No comments received.

Councillor Netty Shepherd

No comments received.

Councillor Peter Oliver

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: 21

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) Parking matters

(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 to convert an existing integrated garage to an additional accommodation space comprising two bedrooms. The existing garage door would be replaced with a window of similar design and alignment as the existing windows within the front elevations, although with a larger width and tile hanging cladding beneath. The rear door of the garage would be replaced with a window of similar scale and design as the existing. By dint of scale and the matching design and materials to the existing, these works are considered to be in keeping with the main dwellinghouse.
- 7.4 Although the proposed works would be highly visible from the public realm, considering the different front elevation composition mixing smaller and larger front windows within the streetscene while viewing a potential positive impact of relatively increased level of natural surveillance in the area, it is deemed that the proposed conversion would result in a limited and acceptable impact on the character of the area and the streetscene.
- 7.5 Overall, 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

- 7.6 Although visible from the street scene, the proposed new window would not project beyond the building line of the existing front elevation, thus it is considered that this change would not have an adverse impact on the residential amenities of the neighbouring properties immediately adjacent to the application site.
- 7.7 The existing rear door of the garage would be replaced by a rear window at the same position, not projecting beyond the existing rear building line and featuring a matching design and materials as the existing. Therefore, it is considered that the level of impact would not be materially different from the existing.
- 7.8 Additionally, due to the separating distance of approximately 15.85 metres between the proposed alteration works and the neighbouring properties located north and facing the application site, with consideration of the existing setting of the properties within the neighbourhood, it is deemed that a harmful level of overlooking and loss of privacy would be avoided.
- 7.9 Therefore, the proposal does not appear overbearing or lead to loss of privacy or overlooking, loss of light or outlook, and would have limited and acceptable impact on the immediately adjacent properties 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 proposed works.

(iv) Parking matters

- 7.10 The property currently contains three existing bedrooms at the upper floor. The proposed works would result in removing one car parking space provided by the garage to be converted to two bedrooms at ground floor level. In accordance with the Council's Residential Parking Standards SPD, a minimum of three car parking spaces

should be provided on-site. The submitted proposed plan shows a current and potential provision of three car parking spaces allowed by the existing driveway and a recently paved front garden. Therefore, it is deemed that the car parking provision within the curtilage of the application site would be meeting the requirement of the Havant Borough Parking Standards SPD and Policy DM13 of Havant Borough Local Plan Core Strategy (2011).

8 **Conclusion**

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00437, 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 - Uploaded 10 June 2024
PROPOSED BLOCK PLAN - Uploaded 10 June 2024
EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SITE SECTIONS (Dwg No. 8112:24 A) - Uploaded 13 June 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 Prior to occupation of the development hereby approved the 3 car parking spaces as shown in the proposed Block Plan with existing and new parking spaces, shall be provided on site and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.

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.

