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Site Address: 1B Hallett Road, Havant, PO9 2PJ  
Proposal: Garage conversion of the existing garage to a study and cloak/shower room. Removal of the garage door at the North elevation. Replace with brickwork/render and 1No window. Add 1No window to West elevation.  
Application Type: Full Planning Permission  
Application No: APP/24/00691 Expiry Date: 11/10/2024  
Applicant: Mr Redfern  
MITIE  
Agent: Case Officer: Denise Sheath  
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

1B Hallett Road, Havant, is a two storey end of terrace property. The property is constructed with red/brown brick work, with pebble dash render to the first floor elevations with a hung tiled roof. The frontage of the property is hard surfaced to allow for off road parking. An approximate 1m brick wall boundary treatment is located to the front eastern side elevation and partially to the front; with a close boarded wooden fence to the western side boundary.

## **2 Planning History**

APP/17/00035 – Remove the side extension to the existing dwelling and add a new 3-bedroom dwelling with integral garage (approved 16.03.17). Request to discharge Condition No. 4 (26.04.17) – Permit 16 March 2017

## **3 Proposal**

Garage conversion of the existing garage to a study and cloak/shower room. Removal of the garage door at the North elevation. Replace with brickwork/render and 1No window. Add 1No window to West 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**

Not required.

## **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: 7

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.

7.3 The original planning permission in which the application property was built (APP/17/00035) included a condition which stated:-

Condition 3 - The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development for both the existing dwelling and proposed dwelling hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Therefore planning permission is required for the conversion of the garage.

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

7.4 The development is to convert the existing integral garage into a study area. The proposal will replace the existing garage door with a 1No. new window to be flush with the front elevation, and 1No. window to the western side elevation. The brickwork and render to be used will match the brickwork and render on the existing dwelling.

7.5 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 It is not considered that the proposed garage conversion and installation of a window within the western side elevation would have a harmful impact on the amenities of the immediate neighbouring properties.
- 7.7 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)

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

(v) Parking

- 7.9 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 front of the house to provide off road parking for two 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/24/00691 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 16 August 2024

Block Plan - Received 16 August 2024

Parking Plan - Received 16 August 2024

Garage Conversion Elevations and Floor Plans - Received 16 August 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.