
Site Address: 5 Oakhurst Drive, Waterlooville, PO7 7PN
Proposal: Conversion of garage to form a habitable room. Extension of part of front elevation to extend garage and provide a cloakroom/wc and access into new habitable room. Extension to incorporate a shallow mono-pitch roof extending back to original pitch.
Application Type: Full Planning Permission
Application No: APP/23/00376 Expiry Date: 21/06/2023
Applicant: Mr Ware
Agent: Mr Tomes Case Officer: Josephine Lacey
Tomes Architects Limited
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Oakhurst Drive, Waterlooville is a two-storey dwelling located on the west side of Oakhurst Drive which appears as a chalet style property from the front, constructed with brick, white render and a pitched roof. The property is set back approximately 8m from the public domain, with the hardstanding utilised as a driveway on the frontage. The boundary treatment on the south elevation of the frontage consists of a low brick wall, approximately 0.5m in height. The north boundary treatment is similarly a low brick wall around the same height. The front boundary consists of a grey brick wall approximately 0.65m high with a gap allowing for vehicular access.

2 Planning History

No relevant planning history

3 Proposal

Conversion of garage to form a habitable room. Extension of part of front elevation to extend garage and provide a cloakroom/wc and access into new habitable room. Extension to incorporate a shallow mono-pitch roof extending back to original pitch.

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)

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

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comments

Councillor Mike Sceal

No comments

Councillor Peter Wade

No comments

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments	

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) Other 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 for a front extension and change of use from a garage to form a habitable room, to be used as a guest room, with access to a proposed WC/cloakroom. The proposed extension will extend 1.7m from the rest of the current principal elevation, with a mono pitched roof with a maximum height of 3.4m and an eaves height of 2.6m, extending 2m from the current building line. The external materials will closely match those existing on the house. The proposal will require the creation of a 1.7m by 2m window serving the proposed guest room and a 1m by 0.5m window serving the relocated WC on the principal elevation. The proposal would be visible from the streetscene of Oakhurst Drive, and due to the high quality design and the matching materials to be used in the construction it is not considered that the proposal would have a harmful impact upon the character or visual amenity of the streetscene. Although the proposal would extend past the current building line, it is not extensive and unlikely to form a particularly noticeable break in the pattern of the building line, particularly as this property is located on the curve of the road.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building, as the materials and design are in keeping with the existing property, 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, as there is a variety of types of dwelling in the neighbourhood. The extension will protrude from the current building line an acceptable amount.

(iii) Effect on neighbouring properties

7.5 The proposal will have a 1m distance from the shared boundary with the neighbouring property to the north (No.7 Oakhurst Drive). There will be no new windows on this side of the proposal. The proposal is not considered to be overbearing or cause loss of outlook, as it will only extend 1.7m from the rest of the principal elevation. It is not considered that the proposal would have a harmful impact upon this neighbouring property in terms of overlooking, or loss of outlook, light or privacy. Therefore any impact upon this neighbouring property would be minimal and acceptable.

- 7.6 The proposal would have approximately a 6m distance from the shared boundary with the neighbouring property to the south (No.3 Oakhurst Drive). It is not considered that the proposal would have a harmful impact upon this neighbouring property in terms of overlooking, loss of outlook, loss of privacy nor would the proposal be overbearing in nature. Therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 Opposite the property are more residential properties, with No.2 Oakhurst Drive directly opposite the proposal. The view between the proposed new windows and this dwelling will be restricted due to a tree being between them in the public domain, and there will be a 25m distance between the principal elevations, meaning there will not be loss of outlook, light or privacy and there will not be an impact on this property.
- 7.8 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) Other Matters

- 7.9 In accordance with the Havant Borough Council Parking SPD, the increase in bedrooms and loss of the garage at this property will require the property to have parking provision for 3 vehicles. The plans provided show that the driveway on the frontage of the property can accommodate for 3 vehicles.

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00376 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:

C3529-5A Proposed Plans
C3529-6A Proposed Elevations
C3529-2A Revised Block Plan (uploaded 22/05/2023)
C3529-1 Location Plan
Design and Access Statement 25th April 2023
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.