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|-------------------|-------------------------------------------------------|---------------|---------------|
| Site Address:     | 18A Idsworth Road, Cowplain, Waterlooville, PO8 8BD   |               |               |
| Proposal:         | Part garage conversion to create utility/ store room. |               |               |
| Application Type: | Full Planning Permission                              |               |               |
| Application No:   | APP/23/00295                                          | Expiry Date:  | 16/06/2023    |
| Applicant:        | Mr Stubbs                                             |               |               |
| Agent:            |                                                       | Case Officer: | Denise Sheath |
| Ward:             | Cowplain                                              |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

18A Idsworth Road, Cowplain, Waterlooville, is a two storey detached property constructed with brown brick with brown clay hung tiles to the front elevation. The property has been extended in the form of a two storey extension to the northern side elevation. The front of the property is block paved to allow for the parking of vehicles. The front and front southern boundary treatment consist of a brick wall, with an access from the front of the property leading onto Idsworth Road, the boundary treatment to the front northern side elevation consists of 1.8m close boarded wooden fencing.

## **2 Planning History**

06/71694/000 - Two storey side extension plus conservatory to rear.,  
PERM,17/10/2006

## **3 Proposal**

Part garage conversion to create utility/ store room.

## **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: 4

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) Highways and 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 two storey extension approved under planning permission 06/71694/000 contained condition 3 which stated:

The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the  
Local Planning Authority.

Therefore planning approval is required for the conversion of the garage and is the subject of this application.

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

7.4 The proposed garage conversion would include the retention of the existing garage door with no external alterations only internal alterations proposed. It is therefore considered that the proposed change of use of the garage into living accommodation would have a minimal impact on the existing streetscene

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 As no external alterations are proposed the proposal garage conversion would not have an impact on the amenities of the neighbouring properties.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Highways and Parking

- 7.8 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residential Parking Standard SPD, 3No. 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 three vehicles as shown on the proposed block plan submitted with the application. Accordingly, it is recommended that a condition be attached to the planning permission to ensure that 3No. 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/23/00295 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:

Application Form - Received 18 April 2023  
Statement from Applicant - Received 24 April 2023  
Location Plan - Received 24 April 2023  
Block Parking Plan - Received 18 April 2023  
Floor Plan - Received 24 April 2023  
Photo of Front of Garage - Received 24 April 2023  
Photo of Side of property - Received 24 April 2023

**Reason:** To ensure provision of a satisfactory development.

- 3 The development shall not be brought into use until a minimum of 3No. 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.