
Site Address:	40 Bedhampton Hill, Havant, PO9 3JW		
Proposal:	Garage conversion with new flat roof		
Application Type:	Full Planning Permission		
Application No:	APP/23/00502	Expiry Date:	10/08/2023
Applicant:	Mr Burnett		
Agent:	Mr Wilson	Case Officer:	Bethany Crowther
	SurveyCloud Ltd		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site contains a detached property comprising brickwork and tile hanging to the first floor elevation with a tiled roof with a projecting gable to the front elevation. The application site is located along the northwest of Bedhampton Hill, Havant. Access to the property is gained through a separate driveway to the west of Bedhampton Hill, which gives access to 4 properties.

The site contains an integral garage located to the front of the property, forming part of the principal elevation, and is the subject of this application. Onsite parking is provided on a hard surfaced area forward of the garage and on a hardstanding parking area east of the access road. The surrounding area is residential in character and consists of properties of varying design.

2 Planning History

08/73479/000 - Single storey extension over existing garage and two storey extension to the rear of the same garage., REF,12/02/2009

3 Proposal

Garage conversion with new flat roof

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) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Phillipa Gray

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: 6

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

- (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 integral garage located at the front of the property to be converted into a study area. The proposed works would see an approximate 0.35 metre addition to the height of the existing garage, with a dark grey flat roof finish. On the front elevation, the existing garage door would be removed and replaced with a window and a small window would be situated on the west elevation. The windows would be white colour powder coated aluminium or UPVC to match the windows on the host dwelling. The external materials would be clay facing bricks to match the existing dwellinghouse. These materials are deemed in keeping with the context of the original dwellinghouse and are therefore considered acceptable.

- 7.4 The proposed works would be visible from the streetscene as the existing garage forms part of the principal elevation. The application site is shielded from Bedhampton Hill by large hedges which separate the main highway and the separate access road. Due to the limited visibility of the site, it is considered that the proposed works would not have a negative impact on the residential area and 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 To the east of the property is No. 38b Bedhampton Hill. Between the two properties is a boundary fence and a large hedge, which extends above the height of the existing garage. This results in the garage at the application site to not be directly visible from the neighbouring property. For these reasons, it is considered that the proposed works would not lead to a loss of privacy, outlook or light to the neighbouring property at No. 38b Bedhampton Hill.
- 7.7 To the west of the property is No. 40a Bedhampton Hill. There is an approximate 9 metre distance between the garage at the application site and the neighbouring property. The side window which would be installed on the west elevation is considered to be at a sufficient distance to not cause a loss of privacy to the neighbouring property. It is therefore considered that the proposal would not result in a loss of light, privacy or outlook to No. 40a. Bedhampton Hill.
- 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) Parking

- 7.9 The proposal would see the loss of the existing integral garage and therefore loss of a parking space. In accordance with the Council's Residential Parking Standard SPD, a minimum of 3 spaces would be required for a property of this size. The site and location plan demonstrates provision for 4 onsite parking spaces to the front of the property, therefore satisfying the parking requirements as set out in the Parking SPD.

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/23/00502 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:

SITE AND LOCATION PLANS SD23648-LP01 REV A
PROPOSED PLANNING SD22635-PP2.0 REV A

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.