
Site Address:	96 Kings Road, Hayling Island, PO11 0PE		
Proposal:	Conversion of existing garage into office / study room.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00538	Expiry Date:	19/08/2023
Applicant:	Mr Webb		
Agent:	Mr Knapp	Case Officer:	Bethany Crowther
	RK Building Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached bungalow located to the north of Kings Road, Hayling Island. The property comprises brickwork with a hipped, tiled roof. To the front of the property is an integral garage, which is the subject of this application. The surrounding area is residential in character and consists of properties with no particular architectural pattern.

2 Planning History

91/51572/6 - One No.1 detached 3 bedroom bungalow with integral garage.
-Permitted Development Rights removed in respect of converting the garage to a habitable room.
96/59295/001 - Construction of detached 2 bedroom bungalow and garage with access on to Kings Road, PERM,07/03/1996
96/59295/002 - Proposed construction of 2 No. 2 bedroomed bungalows with new access onto Kings Road
, PERM,20/08/1996

3 Proposal

Conversion of existing garage into office / study 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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comments received.

Councillor Mark Coates

No comments received.

Councillor R Raines - Hayling East

No comments received.

Property Services Manager

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We [redacted] and have absolutely no objection to the proposed planning application for the conversion of existing garage to office/study room.	No objection.

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 proposed works is for the integral garage to be converted into a study and office space. The proposed works would see the removal of the existing garage door on the south elevation and the installation of a new window. The south elevation would be infilled with facing brickwork to match that of the existing dwellinghouse. The window would be UPVC to match existing. These materials are deemed in keeping with the context of the main dwellinghouse.
- 7.4 The proposed works would be visible from the street scene as it forms part of the principal elevation of the property. As the surrounding properties consist of differing designs, it is considered that the proposed works would not have a harmful effect on the character of the area.
- 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 The proposed window would not project beyond the line of the existing front elevation and would therefore have minimal impact on the amenities of the neighbouring properties. It is considered that the proposal would not appear overbearing or lead to a loss of privacy, overlooking or light to any of the 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) Parking

- 7.8 The proposed works would see the loss of a garage and therefore a loss of an existing car parking space. In accordance with the Council's Residential Parking Standard SPD, two spaces would be required for a property of this size. The two spaces would be provided to the front of the property on the hardsurfaced drive area, therefore satisfying the parking requirements.

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/23/00538 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 & BLOCK PLANS - 01
PROPOSED GROUND FLOOR & ROOF PLAN - 102
PROPOSED ELEVATIONS - 103

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.