
Site Address:	2 Nutwick Road, Havant, PO9 2UH		
Proposal:	Conversion of garage to habitable accommodation.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00219	Expiry Date:	08/05/2023
Applicant:	Mrs Vane		
Agent:	Mr Gordon Smith	Case Officer:	Ikrame Essalih
	1st Garage Conversions		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Nutwick Road, Havant, PO9 2UH

The application site comprises a two story detached dwellinghouse located on the northeast side of Nutwick Road and Southleigh Road junction. The property is constructed of red brick with tile hanging cladding and a front door with canopy porch roof, and brown tile roof covering. The integrated garage is located on the northwest side of the property with front access aligned with the front door. The external front area of the dwellinghouse allows for 2 parking spaces on a paving with a retained grassed area on the southeast side with open view on Nutwick Road. The frontage boundary is provided mainly on the Southleigh Road by A set of hedges and one hedge is kept between the parking space and the grassed area on the front boundary only.

The surrounding area is residential in character with properties of similar style and design and others differing on neighbouring streets.

2 Planning History

15450/3 - Residential development at Locks Farm (approved 1972)

3 Proposal

The proposal consists of a conversion of garage to habitable accommodation. The garage is to be replaced by a study, and the front door to the garage is to be substituted by a front window.

Part of the front grassed area will be substituted to a grass grid to accommodate new parking space.

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment received.

Councillor Phil Munday - St Faiths

No Comment received.

Councillor T Pike - St Faith's

No Comment 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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment

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 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 to convert an existing integrated garage space into a study, removing the garage door and replacing it with a window. Although the conversion of the garage does not require planning permission, the addition of a new window and the proposal leading to a loss of a parking space require planning permission. The new window would be of the same style and material as the existing ones on the house principal elevation. These changes are considered to be in keeping with the context of the main house and would not have an adverse impact on the character of the streetscene.
- 7.4 It is noted that the neighbouring properties have paving in the front area of the houses, and the dwelling No 1 located on the other south-west side of Nutwick Road has also a paved front space to accommodate more vehicles. In regard to the proposal and to accommodate a third car, part of the existing grassed area would be replaced with a grass parking grid which will be environmentally friendly and easily blended with the existing landscape. Therefore, it is considered that the proposed works to create a new parking space would not result in a harmful impact on the character of the area.
- 7.5 Overall, 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 Although visible from the street scene, the proposed new window will not project beyond the line of the existing front elevation and will therefore have minimal impact on the amenities of the neighbouring properties. Furthermore, the proposed development is complying with the design and style of the surrounding properties thus will not affect the streetscene..
- 7.7 The proposed new parking space would be located on the southeast side of the property and would be screened by the existing hedges on the side of Southleigh Road. Furthermore, it is considered that the proposed works at the front of the property are located at a sufficient distance to have any harmful impact on the neighbouring amenities.
- 7.8 Therefore, the proposal does not appear overbearing or lead to loss of privacy or overlooking, loss of light or outlook, and would have limited and acceptable impact on the immediately adjacent properties 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 proposed works.

(iv) Parking matters

- 7.9 The proposed works would result in removing one parking space provided by the garage. Considering that the house has 4 existing bedrooms and in accordance with the Council's Residential Parking Standards, 3 car parking spaces are required on site. The amended site plans show that 3 car parking spaces can be provided on site. Furthermore, the grass grid that would be used for the new car parking space is a porous material which would allow the rainwater to be drained within the site, not needing to run into the sewer. Therefore the proposal is considered to be complying with the Havant Borough Parking Standards SPD and Policy DM13 of the Havant

Borough Core Strategy (2011).

8 **Conclusion**

- 8.1 The scale, siting and design of the proposed development is acceptable in principle, is appropriate in terms of 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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00219

- 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 LOCATION PLAN (1:1250)
BLOCK/SITE PLAN (1:500)
PROPOSED BLOCK PLAN WITH EXISTING AND NEW PARKING SPACES (1:200)
PROPOSED GARAGE CONVERSION PLANS (1:100)
SATELLITE VIEW FOR NEW CAR PARKING SPACE
MATERIAL FOR NEW PARKING - NIDAGRASS IG040

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 Prior to occupation of the development hereby approved the 3 car parking spaces as shown in the proposed Block Plan with existing and new parking spaces, shall be provided on site and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.

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.