
Site Address: 1 Nutbourne Road, Hayling Island, PO11 9RT
Proposal: Variation of Condition 2 of Planning Permission APP/20/01106 relating to approved plans for the change of integral garage to living space.
Application Type: Variation/Relief of Condition
Application No: APP/22/01221 Expiry Date: 13/02/2023
Applicant: Mr Thompson
Robian Homes
Agent: Mr Bragg Case Officer: Denise Sheath
South East Architectural
Services Ltd.
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Nutbourne Road, Hayling Island, PO11 9RT

Nutbourne Road is currently in the process of redevelopment with the original building partly demolished. To the sides and rear there is a variety of fencing and hedging, with dense hedging to the north boundary.

This part of Nutbourne Road contained mainly low rise, or chalet dwellings. On the adjacent site to the north on Nutbourne Road a dwelling has recently been demolished - this site was granted approval for a 1.5 storey dwelling under APP/20/01217, and an enlarged dwelling is currently under construction at no.6 Nutbourne Road. Larger two-storey dwellings are located on Southwood Road to the immediate south of the application site.

Due to the site's corner position it adjoins 8 residential properties - 3 Nutbourne Road and 32 Wheatlands Avenue to the north, 1a Nutbourne Road, 169, 167A, 167 and the flats at 163-165 Southwood Road. There is a car parking area to no.163-165 to the immediate rear of the site.

The site is in flood zone 2/3.

2 Planning History

APP/20/01106 - Redevelopment of existing detached bungalow with front and first-floor extensions to create roof accommodation. PERM,07/05/2021

3 Proposal

Variation of Condition 2 of Planning Permission APP/20/01106 relating to approved plans for the change of integral garage to living space. Included with this change will be the replacement of the garage door with a window to the front elevation.

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: 28

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Summary of objections received (4 in total):

- Overlooking, loss of privacy concerns
- Proposed development will create a loss of light to garden area
- Alterations to create a two storey property from a bungalow is unacceptable
- windows to side elevation of property will create direct overlooking
- Not being built according to the plans - height of the building and ground floor level higher
- Proposed Development will be an eyesore

The above comments are in relation to application APP/20/01106 and are not considered as part of this application. An Enforcement complaint has been registered with regard to the

alterations not being built in accordance with the plans.

- Concerns regarding no initial neighbour letters were received regarding Planning Application and subsequent approval APP/20/01106 - ***Initial neighbours letter were sent on 10 February 2021 with***

regard to APP/20/01106 and placed with Royal Mail, we are unable to ascertain if these letters were delivered by Royal Mail.

- Devaluation of property - ***This is not a planning consideration***
- The proposed window for the garage conversion has already been installed prior to any planning permission being granted - ***All works are carried out at the owners own risk.***

Summary of letter of support (1 in total):

Delighted to see the former dilapidated cottage replaced by this new build house which will improve the quality of the streetscape and general condition of the area.

Supports the proposed change of the garage to living space as it will make the house even more attractive as the facade will have windows rather than a garage door. - **Comments**

Noted

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 Implications

(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 the garage which was permitted as part of planning approval APP/20/01106 into additional living space. The proposal seeks to replace the garage door with a window. The proposed alteration to the approved plans are not considered to have a negative impact upon the streetscene or the host dwelling. A parking plan has been provided to show that there is ample parking for 2No. vehicles following the garage conversion.

7.4 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

7.5 The proposed new window will not project beyond the line of the approved front elevation and will therefore have minimal impact on the amenities of the neighbouring properties.

7.6 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).

(iv) Parking Implications

7.7 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residential Parking Standard SPD, two spaces are required for a property of this size. A plan has been provided showing that there is

sufficient space to the front of the property to provide off road parking for two vehicles. Accordingly, it is recommended that a condition be attached to the planning permission to require that 2 spaces are provided and retained.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01221 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:

Proposed floor plan 22/3102/PL/01 - Received 20 December 2023
Proposed elevations 22/3102/PL/03 Rev A - Received 15 June 2023
Proposed roof layout 22/3102/PL/02 - Received 20 December 2023
Site plan 22/3102/PL/04 - Received 20 December 2023
Parking Plan 22/301/101 - Received 25 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.
- 4 The development shall not be brought into use until a minimum of 2No. 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.