
Site Address:	7 Pook Lane, Havant, PO9 2TH		
Proposal:	Alteration of garage to form habitable accommodation including changes to fenestration.		
Application No:	APP/20/00748	Expiry Date:	03/11/2020
Applicant:	Ms D Byron		
Agent:	Mr D P Manns	Case Officer:	Bee Crawford
	D M Designs		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and integral garage. It has a brown tiled pitched roof and elevations of red multibrick with pebble dash render at first floor. The site is level and open to the front and southern boundaries. There is vehicular access, leading to a tarmac drive and an area of grass and shrubs with a hedge to the northern boundary.
- 1.2 The adjoining semi-detached property is to the south, a two storey detached property is to the north, south and a detached two storey property is opposite. The area is of medium density with two storey detached, link detached and semi-detached properties of similar and different age, style and design.

Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the alteration of garage to form habitable accommodation including changes to fenestration.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 3

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 development is for the conversion of the existing garage, replacing the existing

garage door with a new window flush with the front elevation and would be visible from the public realm. It is noted there are several other properties in the vicinity which benefit from similar works.

- 7.4 The proposed works also include the removal of a door in the northern side elevation of the property, although this would not require the benefit of planning permission.
- 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 new window will not project beyond the line of the existing front elevation and will therefore have no 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) Parking

- 7.8 The proposed conversion of the garage would result in the loss of a parking space, subsequently there will be a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and it is deemed a condition would not be necessary in this instance.

8 Conclusion

- 8.1 The proposed garage conversion is a form of development which is not considered to unacceptably detract from the visual appearance of the dwellinghouse or surrounding area and 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/20/00748 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no. BYRON_01A Rev A Existing and proposed floor, roof, elevations and section plan; parking plan

Reason: - To ensure provision of a satisfactory development.