
Site Address: 38 Aubrey Close, Hayling Island, PO11 0SU
Proposal: Retrospective application for conversion of garage to habitable room.
Application No: APP/21/00286 Expiry Date: 06/05/2021
Applicant: Mr Gervasoni
Agent: Mr Gibson Case Officer: Graham Speller
Studio Charrette
Ward: Hayling West

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The site is situated on the eastern side of Aubrey Close and is occupied by a two storey detached dwelling.

The locality is characterised by similar houses in a residential estate.

2 Planning History

96/50030/008 – 68 No. dwellings with associated roads, parking and public open space with vehicular access from West Lane, Newtown Lane and Manor Road and new car park with access from West Lane – Granted 31/10/1996 (Original Permission)

07/66354/000 - Rear conservatory., PERM,28/08/2007

3 Proposal

Retrospective application for conversion of garage to habitable room.

Condition 14 of the original permission 96/50030/008 stated:

The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan and to discourage parking on the adjoining highway in the interests of highway safety and local amenity.

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)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comments received

Councillor I Scott Hayling West

No comments received

Councillor Joanne Thomas

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: 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. In this case a condition was imposed to retain garages for parking when the estate was

developed and this is considered below.

(ii) Appropriateness of design and impact on the character of the area

7.3 The garage has already been converted into living accommodation.

As part of the conversion of the former garage, an additional bay window has been added which mirrors the original bay window on the other front gable projection thereby resulting in a symmetry which would be acceptable in visual terms when viewed from the road.

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

7.4 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

7.5 As noted above, a condition was imposed on the original permission that required the garage to be retained for the parking of cars and not be converted into living accommodation without the prior written approval of the local planning authority. As the works have already been carried the application seeks approval retrospectively.

The purpose of the condition was to ensure that there would be adequate on site parking provision and to discourage parking on the adjoining highway in the interests of highway safety and local amenity.

It is noted that the hardstanding at the front of the house has been extended and as such, there would be adequate on site parking provision with three spaces available..

8 Conclusion

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/00286 subject to the following conditions

- 1 The development hereby permitted shall be retained in accordance with the following approved plans:

LOCATION PLAN

110-PL-GRG-00-B NEW PARKING PROVISION AND CURRENT PARTIAL
GROUND FLOOR PLAN AND FRONT ELEVATION

Reason: - To ensure provision of a satisfactory development.