

Site Address: 14 Maple Wood, Bedhampton, Havant, PO9 3JB
 Proposal: Conversion of existing garage to create habitable accommodation,
 installation of new window to north east elevation and storage area to front.
 Application No: APP/20/01013 Expiry Date: 11/01/2021
 Applicant: J Clunie
 Agent: Mr Mallen Case Officer: Denise Sheath
 Thorns-Young Ltd.
 Ward: Bedhampton

1 Site Description

Modern two storey detached properties are to the east and west and the rear gardens of properties in Lower Road and Lodge Road are to the rear. The area is of medium density with modern two storey detached properties on a small estate of a similar age, different styles and design.

2 Planning History

3 Proposal

4 Policy Considerations

Havant Borough Local Plan (Core Strategy) March 2011

Havant Borough Pre Submission Local Plan 2036

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: 8

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 proposal is convert the garage into storage and living accommodation which will include a window to be inserted along the western side elevation. The current garage door will remain and therefore there will be no alteration to the front external appearance of the property.

- 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 There is to be no visual impact following the conversion of the garage to the neighbouring properties to the front, rear and eastern elevations therefore the proposed conversion is considered acceptable.
- 7.6 Part of the proposal includes the insertion a window within the western elevation at ground floor level, this would face the front elevation of the neighbouring property to the west (No.12), this frontage is already visible from the public domain therefore any impact upon this neighbouring property would be considered acceptable.
- 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 As a four bedroom dwellinghouse No. 14 is required to accommodate three parking space on site in order to meet the parking provision outlined in the Boroughs Parking SPD. Three parking spaces have been accommodated and a condition shall be included with the decision to ensure the provision is retained as a result of the development.

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/20/01013 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:

Application Form - Received 26 October 2020
Location Plan - Received 16 November 2020
Block and Parking Plan - Received 16 November 2020
Existing and Proposed Elevations and Floor Plans - Drawing No. 4163.20 Rev
A - Received 26 October 2020

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 3 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.