
Site Address:	8 High Trees, Waterlooville, PO7 7XP		
Proposal:	Garage conversion.		
Application No:	APP/20/01061	Expiry Date:	21/01/2021
Applicant:	Mr Chamberlain		
Agent:		Case Officer:	Joseph Toole
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

8 High Trees, Waterlooville, is located along High Trees. The application site is a detached two storey property with a double garage to the rear. The property comprising brick on the ground floor and grey tile hanging on the first floor with grey roof tiles. Vehicular access is from High Trees.

The property is located within a residential area with properties of similar style and design.

2 Planning History

No relevant planning history.

3 Proposal

Garage conversion.

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)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Seal

No Comment.

Councillor Peter Wade

No Comment.

Developer Services, Southern Water

Please see the attached extract from Southern Water records showing the approximate position of our existing foul and surface water sewers crossing the development site. The exact position of the public assets must be determined on site by the applicant in consultation with Southern Water before the layout of the proposed development is finalised.

- The 150 mm diameter gravity foul sewer, 225mm and 375mm diameter gravity surface water sewers requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future maintenance access.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of public or adoptable gravity sewers.
- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/default/PDFs/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit: developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

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: 16

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) Drainage

(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 proposed development would involve a garage conversion to be used as an office area (75%) and a storage area (25%). It has been confirmed by the application that the building would be used for personal use. The existing flat roof would be removed and replaced with a pitched roof. The proposed garage conversion would have the same width and depth as the existing garage at 5.7 metres each. The new pitched roof would have a maximum height of approximately 3.5 metres.

7.4 The walls would match the existing garage and have a new roof made from felt, batten and tiled. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 The proposed garage conversion would be partly used as an office which can only be accessed using the property's grounds. The storage part can be accessed by the road however it is considered to remain ancillary to the main dwellinghouse. A condition requiring the use of the garage to remain ancillary to the main dwellinghouse has been recommended.

7.6 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

- 7.7 To the front of the garage facing High Trees there would be a door and a velux window. This is not considered to cause any harm to the neighbouring properties.
- 7.8 To the north side facing the rear garden of the property there would be bi folding doors and a velux window within the garage. This would be screened by the existing fencing and as a result not cause any direct overlooking into neighbouring private amenity space.
- 7.9 To the south side there would be no windows or doors within the garage. Due to the design of the pitched roof it is not considered to appear overbearing or result in the substantial loss of light to No.9 High Trees.
- 7.10 To the rear there would be no windows or doors within the garage. Due to the design of the pitched roof it is not considered to appear overbearing or result in the substantial loss of light to No.7 High Trees.
- 7.11 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) Drainage

- 7.12 Southern Water was consulted on the application and whilst commenting has raised no objection.

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/20/01061

- 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:

Location Plan

Existing and Proposed Ground Floor Plan - 002

Existing and Proposed Roof Plan - 003

Existing and Proposed Elevations - 004

Email dated 14/1/21

Reason: - To ensure provision of a satisfactory development.

- 3 The **[development / use / building]** hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.