
Site Address:	10 Lulworth Close, Hayling Island, PO11 0NY		
Proposal:	Garage conversion.		
Application No:	APP/20/01202	Expiry Date:	15/03/2021
Applicant:	Mr Clegg		
Agent:	Mr Trusler	Case Officer:	Denise Sheath
	J C Trusler Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

10 Lulworth Close, Hayling Island is a detached bungalow constructed with brick with a hung tiled roof, the property has flat roof dormers to the front and rear elevations, with an integral garage to the west elevation. The front of the property consists of a hard standing leading to the garage with a small garden area to the front east of the property. The boundary treatment to the front and front western elevations consist of a 1m brick wall, the boundary treatment to the rear side eastern and western elevations consists of 1.8m close boarded wooden fencing, with one 1.8m a fence panel to the rear continued with a decorative 1.8m wall and the garage wall of 12 Lulworth close.

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

2 Planning History

APP/16/01201 - Display of 3No. non illuminated entrance signs on boundary wall.
(Amended application)., PERM,06/01/2017

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Hampshire Highways

The removal of the existing double garage for conversion to an additional bedroom represents a reduction in the available on-site parking. In their capacity as local parking authority, Havant Borough Council should determine whether the revised arrangement meets adopted parking standards.

Having reviewed the documentation submitted in support of the above planning application Highways Development Planning is satisfied that the proposal would have no detrimental impact on highway safety or operation. A recommendation of no objection would therefore be given.

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: 5

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) Highway and 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 development is to convert the garage into a bedroom with a en-suite, family room and a separate storage room, replacing the existing garage door with a 2No. new windows flush with the front elevation and a new door to the storage area, there is to

be windows and doors inserted into the rear elevation replacing the existing rear garage door. The garage roof will be increased by 300mm in height. The brickwork to be used will match the brickwork on the existing dwelling.

- 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 windows and door will not project beyond the line of the existing front elevation and will therefore have no impact on the amenities of the neighbouring properties. The new door and windows to the rear elevation of the garage will be mainly screened by the existing boundary treatment.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways and Parking

- 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, 3 spaces are required for a property of this size. The proposed ground floor plan has shown that there is sufficient space to the front of the house to provide off road parking for 4 vehicles. Accordingly, it is recommended that a condition be attached to the planning permission to require that the parking spaces shown 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/20/01202 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 22 December 2020

Location Plan - Received 13 January 2021

Block Plan - Received 22 December 2020

Existing and Proposed Elevations and Floor Plans - Drawing No.1 - Received 18 January 2021

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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development shall not be brought into use until the parking spaces as shown on the approved proposed ground floor plan received 18 January 2021 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.