
Site Address:	34 Grassmere Way, Waterloooville, PO7 8RT		
Proposal:	Garage conversion and single-storey front extension.		
Application No:	APP/20/00631	Expiry Date:	05/10/2020
Applicant:	Mr & Mrs Poynton		
Agent:	Mr Bessant	Case Officer:	Bee Crawford
	JB Architecture		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and integral garage, accessed from a private drive leading to five properties. It has a brown tiled pitched roof and elevations of beige multibrick and cream painted render at first floor with mock beams. The site is level and open to the front with a block paved parking area, grass and some shrubs. To the north is a group TPO which includes Oak trees in the garden of 12 Stephen Close.
- 1.2 Two storey detached properties are to the south, rear and opposite and a pair of semi-detached properties are to the north. The area is of medium density of two storey detached, link detached and semi-detached properties of a similar age, different styles and design situated on a modern estate.

Note - Due to Corona virus 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 conversion of the existing garage, a single-storey front extension and new front canopy.

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)
DM13	(Car and Cycle Parking on Residential Development)

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

Arboriculturalist

The work should be carried out in accordance with the Tree Protection Plan received 24 September 2020 and the Arboricultural Method Statement and please condition that details of the foundation design be submitted and approved prior to commencement.

Officer comment: Conditions recommended.

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: 7

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
- (v) Trees

- (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 for the conversion of the existing garage, a single-storey front extension and new front canopy.
The property is accessed via a private drive and is approximately 17 metres from the highway, therefore the proposal would only be partially visible from the public realm. It is consequently considered there would be negligible impact on the existing street scene.
- 7.4 The single storey front extension is situated at the northern end of the property and is a continuation of the northern elevation. It has a modest depth of 2 metres and a width of 4.6 metres with a pitched roof to an eaves height of 2.4 metres and a ridge height of 3.65 metres.
- 7.5 The garage conversion would include two new windows flush with the existing front elevation and the new canopy has a ridge height of 3 metres and would extend across the front elevation of the property, tying in with the single storey front extension.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore judged 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

Impact on 28 and 30 Grassmere Way - opposite/east

- 7.7 These properties are situated opposite the application site and there is a distance of 11 metres from the front elevation of the proposed extension and the closest elevation of number 30, which is the side elevation of the garage of this property with the front elevation a further 8 metres away. Whilst the front elevation of the proposed extension is predominantly glass, it is of a modest depth and therefore deemed would not result in any unacceptable degree of overlooking to this property. The front elevation of the property at number 28 is in excess of 15 metres from the development and also situated to the south east of the application site. The proposed new canopy and fenestration changes to the garage are judged to be of a modest nature. It is consequently considered any resulting impact would be negligible.

Impact on 32 Grassmere Way, 10 and 12 Stephen Close - side/north

- 7.8 These properties are situated to the north of number 34 and are a minimum distance of 25 metres from the northern elevation of property and the proposal would be screened by mature trees and hedging. Any impact is therefore considered to be acceptable in planning terms.

Impact on 36 Grassmere Way - side/south

- 7.9 This property is situated to the south of number 34. The single storey front extension has a modest depth and is on the northern side of the application site, approximately 8.5 metres from the southern boundary, with the northern boundary of this property a further 1.5 metres away. There is one small window in the southern elevation of the extension, however it is considered this would not result in any additional loss of privacy. Although the canopy runs along the front elevation, it is considered this would

not have any adverse effect on the occupiers of this property. Any impact is therefore considered to be acceptable in planning terms.

Impact on 38 Grassmere Way - rear/west

- 7.10 This property is to the rear of the application site and as the proposed works are to the front of the property it is judged there would be minimal impact to the occupiers of this property.

(iv) Parking

- 7.11 Whilst there is no increase in the existing number of bedrooms (currently four), the garage is being converted to a cloakroom and storage facility, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). The applicant has submitted a plan to demonstrate this and a condition is recommended to retain this area for parking at all times.
- 7.12 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, 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.

(v) Trees

- 7.13 To the north of the application site is a group TPO which includes Oak trees in the garden of 12 Stephen Close. An Arboricultural Method Statement and Tree Protection Plan have been submitted with the application which indicate that the works will involve an incursion into the root protection area of two of the oak trees, but that specialised foundation design and excavation methods will be utilised to limit any adverse impacts on the trees' future health and vitality. The Council's Arboriculturalist is content with the methodology proposed, subject to the imposition of conditions requiring the AMS and TPP to be adhered to, and for the foundation design to be submitted for approval to the Local Planning Authority before any works commence. These conditions are reflected in the recommendation, and having regard to the Arboriculturalist's advice the development is considered to have an acceptable impact on protected trees.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the area and trees, 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/20/00631 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 No development hereby permitted shall commence until plans and particulars specifying the details of the design of the foundations have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out strictly in accordance with the approved details.
Reason: In the interests of the future health and vitality of trees subject to a Tree Preservation Order adjacent to the site, and having due regard to Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development shall be undertaken strictly in accordance with the Tree Protection Plan received 24 September 2020 and the Arboricultural Method Statement dated 10th August 2020.
Reason: In the interests of the future health and vitality of trees subject to a Tree Preservation Order adjacent to the site, and having due regard to Policies CS11 and DM8 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. PL350.19-01	Location and block plan
Drg no. PL350.19-02	Existing elevations and parking plan
Drg no. PL350.19-03 Rev A	Proposed floor and roof plans
Drg no. PL350.19-04 Rev A	Proposed elevation and section plans
Arboricultural Impact Assessment	
Tree Protection Plan received 24/09/2020	

Reason: - To ensure provision of a satisfactory development.