
Site Address: 4 Thrush Walk, Waterloo, PO8 8LU
Proposal: Raise roof of existing garage by 300mm, conversion of garage to habitable use (study) and new porch.
Application No: APP/20/00988 Expiry Date: 29/12/2020
Applicant: Ms L Rouse
Agent: Mr I Marshall Case Officer: Jane Burton
 Mr I Marshall
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Thrush Walk is a two storey mid terrace dwelling house with an attached single garage positioned centrally to the front. The area is residential with a mix of similar age houses and flats in the vicinity.

2 Planning History

None relevant

3 Proposal

The proposal is to raise the height of the existing garage, to convert the garage to habitable use (a study), and enlarge the entrance porch area between the existing main front elevation and garage. Under the original scheme the increase in height of the garage measured at approximately 500-600mm, however a revised scheme has been received and the increase in height is now approximately 300mm. The scheme has also been revised by reducing the size of the entrance porch to be in line with the side elevation of the garage, to allow for an additional car parking space to be provided to the front of the property.

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)

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 David Jenner

No comments were received

Councillor E Shimbart - Hart Plain

No comments were received

Councillor P Bains - Hart Plain Ward

No comments were 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: 2

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 provision

- (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 property forms part of a terrace with similar front garage projections (with some variation in finish/material), which are a prominent feature of these dwellings. The increase in height of the proposal has been reduced under the revised scheme so that the garage/porch height would now remain below the height of cladding to first floor on the main dwelling. Following this amendment, the proposal is considered to appear acceptable on the building itself and in the context of the repeated garages on the terrace. The proposal retains the garage door (fixed shut) to the front retaining the consistency of appearance of the terrace. The insertion of one window to the side elevation is considered to appear acceptable. The materials for the extensions would be brickwork and a felt flat roof to match the existing.
- 7.4 Overall, the design and appearance of the revised 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 No.3 Thrush Walk is the adjoining property to the north east and No.5 Thrush Walk is the adjoining property to the south west. The front/garage projection is positioned centrally to the front elevation of no.4 and so the extended garage/porch would not be immediately adjacent to the side boundary of no.3 or 5 Thrush Walk. Whilst there may be some impact on outlook, overall it is not considered that the extent of increase in height or porch extension would lead to a significant adverse impact or change from the existing situation. A window is proposed to the south west facing elevation of the garage. However, this would face the side garage wall at no.5 Thrush Walk and so no unacceptable overlooking would result.
- 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) Parking provision

- 7.7 The proposal would convert the garage, and hence would lead to a loss of a parking space. The property has 4 bedrooms and under the original submission would have had only 1 parking space remaining (to the south west side of the garage) which would not meet the Councils parking standards or retain the existing (lower) provision. As such the scheme has been revised by reducing the extent of the proposed porch so that an additional parking space can be provided to the north east side of the garage. Thus a replacement parking space has been provided to compensate for the loss of garage, and the scheme retains the existing provision. The revised scheme is considered to be acceptable in respect of car parking provision provided that a condition is attached that the parking area must be provided prior to the occupation of the extensions.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the streetscape and neighbours and the existing number of car parking spaces at the site would be retained. The proposal 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/20/00988 for the following reasons/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:

Location Plan,
Site Plan and Existing Elevations Drawing No. 2 Rev A received on 03.11.20
Proposed Plans and Elevations Drawing No. 1 Rev B received on 17.12.20

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials shall be as specified in part 10 of the submitted application form, and, including works of repair, 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 car parking arrangements shown on the approved plans shall be made fully available for use prior to the development hereby permitted being first brought into use, and shall be retained thereafter for their intended purpose. New hard surfacing to provide the additional parking provision shall be constructed of porous/permeable materials.
Reason: In the interests of highway safety and having due regard to policy DM13 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.