
Site Address:	29A Bosmere Road, Hayling Island, PO11 9SB		
Proposal:	Conversion of existing garage into living accommodation.		
Application No:	APP/19/01214	Expiry Date:	03/02/2020
Applicant:	Mr L Marks		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

29A Bosmere Road, Hayling Island, is on the western side of Bosmere Road. Vehicular access is from Bosmere Road. The application site is a bungalow comprising of yellow brick with patterned red brick and brown roof tiles.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

2 Planning History

No relevant planning history.

3 Proposal

Conversion of existing garage into living accommodation.

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

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 6

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) Flooding

(i) Principle of development

7.2 Under reference 96/51829/4 two No. 2 bedroom detached bungalows with integral garages at 29 and 29A Bosemere Road obtained planning permission. Condition 11 was attached to the decision notice which stated:

The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan and to discourage parking on the adjoining highway in the interests of highway safety.

- 7.3 Therefore, planning permission is required for the conversion of the existing garage into living accommodation at 29A Bosmere Road.
- 7.4 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

- 7.5 The proposed development would involve the conversion of the existing garage into living accommodation. The existing garage door would be replaced by a 1.8 metre x 1.2 metre window to the front. This would match the existing window on the front elevation.
- 7.6 The proposed development would match the existing property in terms of brickwork. This would be deemed acceptable to the context of the main dwellinghouse.
- 7.7 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

- 7.8 The proposed new window to the front would face front gardens and the highway, therefore it would not result in overlooking any private amenity space. There would be no additional windows to the sides or rear.
- 7.9 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

- 7.10 The proposal would result the loss of one car parking space and increase the number of bedrooms from 2 to 3, therefore 2 car parking spaces are required as set out in the Havant Borough Car Parking SPD. Part of the existing brick wall to the front of the property would be removed to allow space for an additional car parking space as shown in the Site Plan. A condition regarding the provision of two car parking spaces prior to conversion has been recommended. Once the development has been carried out there would be sufficient car parking on site to accommodate 2 car parking spaces and therefore would accord with the Havant Borough Car Parking SPD.

(v) Flooding

- 7.11 The application site is located in Flood Zone 3. However, the proposed development would not result in any additional floor space therefore it is deemed acceptable.

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/19/01214

- 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 - Dec 2019

Site Plan - Dec 2019

Proposed Ground Floor - Dec 2019

Existing and Proposed Elevations - Dec 2019

Section Drawing - Dec 2019

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 Prior to conversion of the garage subject of this application, two car parking spaces shall be provided on-site in accordance with the Site Plan and thereby retained.

Reason: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Car Parking SPD and to discourage parking on the adjoining highway in the interests of highway safety having regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.