
Site Address:	146 Park Avenue, Waterlooville, PO7 5HF		
Proposal:	Conversion of garage to living accommodation.		
Application No:	APP/19/01090	Expiry Date:	30/12/2019
Applicant:	Mrs D Dyer		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is on the eastern side of Park Avenue and sits within a residential area next to a retail unit. There is a diverse range of designs, styles and finishes to properties in the area. Vehicular access is from Park Avenue.

The application site comprises a chalet style bungalow, featuring brown roof tiles and first floor tile hanging with render finish at the ground floor.

2 Planning History

No relevant planning history.

3 Proposal

Conversion of garage to 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 Gary Hughes
No Comment.

Councillor Husky Patel
No Comment.

Councillor Ms C Howard - Purbrook Ward
No Comment.

Developer Services, Southern Water

The existing development lies over a public foul sewer. Any changes to the building foundations will require Southern Water approval. An investigation of the sewer is required to ascertain its condition, size and depth. The design for erection of additional floor and extensions should take into account additional load of that construction that will be affecting the public apparatus.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent.

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>.

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system
- b) A water course
- c) Where neither of the above is practicable: a sewer.

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.

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: 1

Comment	Officer Comment
I do not agree nor consent/accept the proposed conversion due to the following factors 1.0 One of my house's main bedroom has the only window looking out to the side path between the 32 properties. This room is already obscured by the presence of the garage.	

The garage "as is" with flat roof obscures the room by limiting the skylight any addition to the current height and length of the building would just add more obscurity and darkness in the room. 2.0 The distance from the garage outer wall surface which is the maximum limit to the 146 property is approximately 1.8m, therefore 3 issues due to this short proximity. 2.1 Windows of converted garage will be opposite our bedroom, therefore impact on privacy. 2.2 Windows of the converted building will be opening totally into my property, therefore reducing my free space of movement if opened. 2.3 Two vents as proposed exhausting to my property hence to the bedroom window, put our health and safety at risk due to flue fumes and or condensation/steam. 2.4 Any maintenance to the proposed conversion's external would only be accessible through my property and work can only be done from my property, therefore raising probabilities for unwanted and unpleasant discussions. 3.0 Shared sewage discharge size as is was for 2 standard properties and might not be suitably sized to cope with all the added discharge of the modified building.	Covered in Section 7. The windows would be obscured glazed to not impact on privacy. The windows will be non opening. The location of the two vents would be stepped back into the site and with an approximately 2 metre high fence, should not be materially harmful to the neighbour's amenity. This is a civil concern. Southern Water were consulted on this application and raised no objection.
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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) 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. There was a concern whether the guttering of the proposed development would overhang into the neighbouring property. However, the Applicant's Agent has advised that this would not overhang the neighbouring boundary, therefore no Certificate B notice would need to be served.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The plans provided show the proposal would result in the conversion of the existing garage and erection of a single storey extension with a pitched roof to the front. This would mirror that of the main building in terms of its angle. It would result in the removal of the existing garage door to be replaced by two windows of similar design to the existing front window. The proposal, (including the extension) would have a width of 7.3 metres across the front of the property, a depth of 3.2 metres and a maximum height of 5 metres.
- 7.4 The proposed extension/conversion would use brick/render and tile hanging to match the existing property. This would be inkeeping with the context of the main building.
- 7.5 The proposed development would be subservient to the host dwelling. It is considered that an extension of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would be inkeeping with the character of the area.
- 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 No. 148 Park Avenue is directly to the north of the application site with an access path to their rear garden along the boundary of the proposed development. There is a separation gap of approximately 1.8 metres from side wall of the neighbouring property and the side wall of the existing main house which exceeds the requirements of the Havant Design Guide SPD. The neighbouring property has one bedroom window facing the side wall of the application site. The proposed plans show two additional windows on this side elevation. To reduce the loss of private amenity, discussions with the Applicant's Agent took place to make the windows non opening and obscured glazed. This was agreed and the drawings were amended accordingly.
- 7.8 As previously mentioned, the proposed development would be single storey with a pitched roof following the same angle to the existing house. The proposed extension would not extend any further to the side wall of No. 148 Park Avenue, therefore it would not be materially different to the existing development and would not adversely impact No. 148 Park Avenue in terms of loss of light or overbearing.
- 7.9 Due to the location and nature of the proposed development it would not be materially harmful in terms of overlooking or loss of private amenity space to the occupier's of the properties to the west and south of the application site.
- 7.10 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

- 7.11 The proposed development would result in the loss of the garage (1 no. car space), however there is sufficient car parking on site to accommodate 3 car parking spaces for this 4 bed bungalow as shown in the Proposed Ground Floor Plan. This is in accordance with the Havant Borough Car Parking SPD.

(v) Drainage

- 7.12 Southern Water have been consulted on this application and raise no objection. However, they have requested the following informative:

"A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

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- c) Where neither of the above is practicable: a sewer.

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."

A formative to this effect would be included in the decision notice.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/19/01090

- 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 - DYER-01A
Block Plan - DYER-01A
Existing and Proposed Floor Plans, Elevations and Sections - DYER-01A REV B

Reason: - To ensure provision of a satisfactory development.

- 3 The two windows at ground floor level in the north elevation of the building shall:-
(i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 3.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.