
Site Address:	55 Eastoke Avenue, Hayling Island, PO11 9QW		
Proposal:	Garage conversion to garden room with new pitch roof.		
Application No:	APP/20/00400	Expiry Date:	23/07/2020
Applicant:	Mr C Gardner		
Agent:	Mr D P Manns	Case Officer:	Joseph Toole
	D M Designs		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

55 Eastoke Avenue, Hayling Island, is located to the North West of Eastoke Road with a block of flats to the South West on Rowin Close and properties to the North West and North East. The application site comprises of white render with concrete roof tiles. Vehicular access is from Eastoke Avenue with parking to the side with a garage at the back.

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

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

No relevant planning history.

3 Proposal

Garage conversion to garden room with new pitch roof.

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

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 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: 9

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 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 proposed development would involve a garage conversion into a garden room with a new pitched roof. it worth noting that the plans submitted show fenestration changes to the property and a single storey rear extension. All to be carried out under permitted development, therefore not materially considered in this application.

- 7.4 The proposed outbuilding would be extended by 1 metre in width on the North East side to have a total width of 4 metres. It would continue to have the same depth of 5.6 metres. The garage would have a pitched roof with a maximum height of 4.4 metres.
- 7.5 The proposed outbuilding would have white render and a tin roof to match the existing property and garage. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.6 The proposed development would be visible from the public realm albeit it would be offset from the public highway by approximately 20 metres. Overall, it is considered not to have an adverse impact on the street scene.
- 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 To the front of the proposed garage conversion there would be a window to replace the garage door. This would not overlook any private amenity space facing the public highway, partly screened by the rear extension being carried out under permitted development.
- 7.9 To the North West side the outbuilding would continue to be the same distance away from the shared boundary with No. 3 and 4 Rowin Close as the existing garage. The roof would be extended in height however it would be hipped away and due to its orientation would not appear overbearing or result in overshadowing of the surrounding properties.
- 7.10 To the North East side of the proposed outbuilding there would be a door facing the rear garden. This would not overlook any private amenity space of the neighbouring properties.
- 7.11 To the rear of the proposed outbuilding there would be a window which would be screened by the existing 1.8 metre high fencing and as a result not overlook any private amenity space.
- 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 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

- 7.13 The proposed development would result in the loss of one car parking space (garage) therefore 2 car parking spaces are required according to the Havant Borough Car Parking SPD. There is sufficient car parking on site to accommodate 2 car parking spaces in line with the proposed Ground Floor plan. Therefore, it is in accordance with the Havant Borough Car Parking SPD and is thus deemed acceptable.

(v) Flooding

- 7.14 The application site is located within Flood Zone 2. The proposed development involves a small increase in floor area on the proposed garage conversion. This is considered to have a minimal impact on flooding and thus deemed accepted.

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/20/00400

- 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
Amended Block Plan
Existing and Proposed Floor Plans, Elevations and Sections - 01A

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.