
Site Address:	27 Marjoram Crescent, Waterlooville, PO8 9BD		
Proposal:	Garage conversion.		
Application No:	APP/20/00454	Expiry Date:	18/08/2020
Applicant:	Mr R Eden		
Agent:	Mr D P Manns	Case Officer:	Denise Sheath
	D M Designs		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 27 Marjoram Crescent, Waterlooville is a detached bungalow with brick elevations and a hung tiled roof. There is block paved area leading from the garage along the side elevation to the access at the front of the property providing off road parking for approximately 2No. vehicles with a laid to lawn area to the front side of the property,.
- 1.2 Marjoram Crescent consists of a mix of one and two storey detached, semi detached and terrace properties of varying styles and designs. The properties within close proximity of the application site are detached bungalows have a similar front building line, however they do vary in design.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

3 Proposal

Garage conversion.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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 implications

(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 development would be visible from the public realm, replacing the existing garage door with a 2No. new windows flush with the front elevation and would be visible from the public realm. It is noted that No.7 Marjoram Crescent have benefited from similar works.

7.4 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

7.5 The proposed new windows will not project beyond the line of the existing front elevation and will therefore have no impact on the amenities of the neighbouring properties.

7.6 There is a new door proposed within the side elevation of the converted garage this would not create any further overlooking than is already present, therefore the impact would be acceptable .

7.7 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 Implications

- 7.8 The application property benefits from 2 bedrooms and as such would require a minimum of 2 off-street parking spaces in accordance with the Havant Borough Residential Parking Provision SPD, as required by policy DM13 of the Havant Borough Local Plan(Core Strategy) 2011. While the proposed garage conversion would result in the loss of the integral garage as a parking space, the property would still benefit from the existing front hardstand which provides 3 off-street spaces. As such the proposed development is considered to meet the current parking standards.

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/20/00454 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 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.
- 3 The development shall not be brought into use until a minimum of 2 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.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 9 June 2020
Existing and Proposed Floor Plans and Elevations - Drawing No. 1 Rev A - Received 16 June 2020
Reason: - To ensure provision of a satisfactory development.