
Site Address:	5 Ladybridge Road, Waterlooville, PO7 5RP		
Proposal:	Garage conversion to create playroom/study.		
Application No:	APP/19/00725	Expiry Date:	01/10/2019
Applicant:	Mrs C L Hill		
Agent:		Case Officer:	Ross Leal
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

5 Ladybridge Road, Waterlooville is a detached two storey dwelling house located off a short spur of Ladybridge Road which runs north from its main east-west route to a public car park serving the Purbrook village centre. It is a three-bedroomed property with an integral garage, and with its own access off Ladybridge Road. The site lies within Flood Zone 3. A TPO Oak tree exists in the front garden of the property (TPO1420).

2 Planning History

95/53585/006 - Two detached dwelling houses with integral garages. Permitted 24/08/1995.

Condition 4 of this permission states:

The development hereby permitted shall not be brought into use until the areas shown on the approved plan for the parking, loading and unloading of vehicles shall have been made available, surfaced and marked out, and the area shall be retained in a condition to the satisfaction of the Local Planning Authority and reserved for that purpose at all times.

Advice given to the applicants at pre-application stage was that the effect of this condition is that planning permission is required to convert the integral garage into habitable accommodation.

3 Proposal

Garage conversion to create playroom/study. The works will not result in any changes to the footprint of the existing dwelling. The application is accompanied by a plan showing the availability of 2 car parking spaces within the frontage of the site, and a simple Flood Risk Assessment confirming that floor levels will be set no lower than existing levels and flood proofing of the development would be considered in accordance with any Building regulation requirements.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council
No objection

Environment Agency
No response.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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/highways
- (v) Flooding
- (vi) Trees

(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. In this

case the works to convert the garage to a play room would normally fall under permitted development tolerances, however the effect of Condition 4 of the original planning permission for the property is such as to effectively remove those rights; hence the need for the planning permission which has been applied for.

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

- 7.3 The works of conversion proposed would be relatively modest, with a UPVC window proposed to match those existing on the property to replace the garage door. No other external alterations are required. Taken together, 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

- 7.4 The works of conversion will replace a garage door with a window overlooking the existing frontage driveway of No.5. Neither of the adjoining properties will be adversely affected by this minor change, and it is noted no letters of objection were received with respect to the scheme.

(iv) Parking/highways

- 7.5 The garage conversion will result in the loss of an available car parking space at the property. However the driveway is generously sized, and the block plan submitted with the application amply demonstrates that 2 car parking spaces would be retained within the property's curtilage. This car parking provision meets the requirements associated with a three-bedroomed dwelling as set out in the Council's Parking SPD, and is considered acceptable.

(v) Flooding

- 7.6 The site lies within an area designated as falling within Flood Zone 3. That said, the works proposed will not result in any additional risk to occupiers of the dwelling, and the Flood Risk Assessment submitted with the application confirms that floor levels will be set no lower than existing levels and flood proofing of the development would be considered in accordance with any Building regulation requirements. This considered to suitably address the flooding aspects of the application.

(vi) Trees

- 7.7 The site benefits from a TPO Oak tree in the front garden. The works to convert the garage will not affect this tree as it lies away from the area of the house being affected by building operations, and the existing hard surfaced driveway is not required to be extended. The Council's Arboriculturalist has not objected to the proposals.

8 Conclusion

- 8.1 The nature and design of the proposal would have limited and acceptable impact on the character of the area and adjoining neighbours. The car parking requirements associated with the property will continue to be met notwithstanding the loss of the garage, and flood risk issues have been addressed. The TPO tree on the site will not be adversely affected by the works. 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/19/00725 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:

1:1250 Location Plan ID: TQRQM19196120514505
1:200 Block Plan ID: TQRQM19212221737514
1:100 Block Plan incorporating Parking Plan: Plan No.2
1:50 Existing Floor Plans: Plan No.3
1:50 Ground Floor Proposed Plans and Alterations to Front Elevation: Plan No.4
Flood Risk Assessment received 6 August 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 The car parking and other vehicular access arrangements shown on the approved 1:100 Block Plan incorporating Parking Plan: Plan No.2 to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.