
Site Address: Togo, 9 New Cut, Hayling Island, PO11 0NB
Proposal: Conversion of garage. Alterations to external fabric to front elevation and new horizontal board cladding to existing brickwork.
Application No: APP/20/00197 Expiry Date: 28/04/2020
Applicant: Mr Moth
Agent: Mr Perryer Case Officer: Selina Donophy
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the North side of New Cut. This property is constructed of cream render, with a tiled roof, with gabled ends. There is a low boundary wall to the front of the property bordering the pavement, and the property has an integral garage located to the front elevation, with a hard standing in front, served by a dropped kerb.

2 Planning History

None relevant

3 Proposal

Conversion of garage. Alterations to external fabric to front elevation and new horizontal board cladding to existing brickwork.

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
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

No comments received

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: 0

Comment	Officer Comment
No comments received	

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

(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 This application comprises of alterations to the front elevation including the removal of the integral garage and the addition of a window where the garage door was previously located. Other alterations include the addition of horizontal cladding to the 3/4 of the gable end on the front elevation and internal alterations . The proposed cladding would be horizontal in colour navy blue upvc. Although there are not many examples of cladding used as a material in the immediate vicinity , there is visible variation in design and materials present on the surrounding properties and therefore it is judged that this proposal would not be considered significantly harmful to the streetscene.

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 additional window proposed to the front elevation would not have any adverse

impact on surrounding properties and the additional changes are deemed to be aesthetic and would not result in any harm to neighbour amenity.

- 7.5 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

- 7.6 The garage which would be removed as part of this proposal does not currently meet the size standards of 3 metres by 6 metres which is the current specification of a parking space for a garage, therefore its removal would not result in the loss of a parking space. The hard standing area towards the front of the garage does meet parking size requirements and would be retained as existing. As there are no additional bedrooms proposed as part of this application it is deemed no additional spaces are required.

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/20/00197

(A) 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:

19.025.SP 02A1 REV A proposed plans and elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable. The Cladding shall be: Navy Blue uPVC unless otherwise agreed in writing by the Local Planning Authority.

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.