
Site Address: 354 Milton Road, Cowplain, Waterlooville, PO8 8JU
Proposal: Conversion of existing integral garage to living accommodation. Single storey rear extension. Render all walls in pale grey finish.
Application No: APP/19/00810 Expiry Date: 19/11/2019
Applicant: Mr & Mrs Selfe
Agent: Mr Rosenthal Case Officer: Selina Donophy
 Rosenthal Design Services Ltd
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This proposal site is a semi-detached, single-storey bungalow located on the South Eastern side of Milton Road, Cowplain. This property is constructed of facing brick with concrete tiling. It has an integral garage and hard standing with open vehicular access from the front. To the rear the property is bordered by 1.8 metre high fencing, with a narrow pedestrian pathway running alongside the North Eastern boundary.

2 Planning History

GEN/19/00655 - Extinguishment of right of way anomaly., 08/08/2019

3 Proposal

This proposal comprises of the conversion of existing integral garage to living accommodation. Single storey rear extension. Render all walls in pale grey finish.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Countryside Access Team

No comments

Engineering/Drainage

No comments

Hampshire Highways

I refer to your consultation in respect of the above planning application.

The issue here is the potential loss of car parking, and this is a matter for the LPA. I confirm the Highway Authority have no objection to this proposal.

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: 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 development would include the removal of the garage door from the front elevation, which would be replaced with a window. An additional window would be added to the North East elevation and an extension added to the rear. The rear extension would have a pitched roof with white aluminium doors to the rear, uPVC windows, roof tiles to match existing and all external walls in pale grey render. It would have an approximate ridge height of 3.8 metres with the eaves level matching that of the main property a width at ground level of 3.67m and at eaves level of 4.2 metres and a depth of 3 metres.

This property, along with the attached property at no 352 form a U shape where they are attached at the front elevation and detach at the rear, creating gaps either side of the boundary of approximately 1.5 metres either side to the rear. Many of the properties along this row of houses have had some form of development to the rear, possibly completed under permitted development as no applications can be found in the form of conservatories.

Impact of the works to the front of the house include the conversion of the existing garage space into a bedroom. The bungalows along this part of Milton Road have all been consistently designed with integral garages to the front, so, although no extension works will be taking place to the front, there would be some impact upon the symmetry of this property with the neighbouring property it is attached to, and the general design of the street. Although this may be the case, any street/property symmetry created by the integral garage is not deemed to be of particular value to conserve and the works to the front of the property would not be deemed to create any significant harmful impact upon 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 property which would be impacted most by the proposed development would be the adjoining property at 352 Milton Road . As previously noted, due to the design of the adjoined properties, there is a gap at the rear between no 352 and 354 with 1.5 metres to either side of the shared boundary . The original rear elevations of the two properties were at the same level, however no 352 has added a conservatory sited at the centre of the rear wall. The proposed extension works would be sited on the Southern end of the rear wall ,extending approximately 0.5 metres further in depth than the rear conservatory at no 352 and there would be a gap of approximately 3 metres between the South facing extension wall and the facing conservatory elevation at the neighbouring property. The development would be taking place to the North of the conservatory at no 352, meaning there is not deemed to be any significant increase in overshadowing.
- 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 conversion of the existing front garage into a third bedroom will result in the loss of car parking space. The additional bedroom means the parking requirements for the property would be the provision of two parking spaces meeting the 2.4 x 4.8 metre standard, as according to the Havant Borough Council Parking SPD (2016). The location plan shows two parking spaces can be accounted for on the existing hard standing driveway to the front of the property.

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/19/00810

(A)

(B) for the following reasons/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:

Existing and proposed plans 01,02,03,04 received 12.08.2019 and published 16.08.2019

Location and block plan 05 received 24.09.2019

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.

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.