

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public surface water sewer within the site. The exact position of the public surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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: 4

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

- (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 Whilst the proposed development would be visible from the public realm, it is important to acknowledge that many other properties within the streetscene of Hornbeam Road have undertaken similar works to convert the existing integral garage into living accommodation and therefore a precedent has already been set for this type of development within the immediate vicinity.
- 7.4 Notwithstanding the above, the design, scale and form of the proposed development is considered to be acceptable in context with the main dwellinghouse and would be unlikely to result in any adverse impact on the character and appearance of the area, particularly given the other examples evident within the existing streetscene.
- 7.5 The single storey conservatory to the rear would be partially visible from the public realm and likewise would not result in any detrimental impact on the character and appearance of the area. The design, scale and form of this aspect of the development is also considered to be acceptable in context with the main dwellinghouse and respects the existing built form.
- 7.6 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

- 7.7 The neighbouring property to the rear would have partial visibility of the proposed rear conservatory from their front garden and driveway, there is a distance of 9m from the rear of the proposal to the shared boundary. Therefore any impact the proposal would have upon this neighbouring property would be acceptable.
- 7.8 The neighbouring property to the north elevation would have a partially visibility of the proposed conservatory, this is already screened by the existing rear extension and the boundary treatment, the proposed conservatory has a distance of approximately 3m from this shared boundary. The garage conversion to the front of the property would be screen by the existing porch. Therefore any impact the proposals may have upon this neighbouring property would be minimal and acceptable.
- 7.9 The proposed conservatory would not be visible nor have any impact on the neighbouring properties to the front elevation. The proposed conversion of the garage will remove the garage door and replace with a window, as this is facing the front elevations which are visible from the public realm any impact this may have would be acceptable.
- 7.10 The neighbouring property to the south elevation already benefit from a single storey rear extension, the proposal will protrude approximately 2m than this extension, the proposed conservatory will be partially screened by the boundary treatment, there will be a gap of approximately 1.3m from the shared boundary and 2.5m from the main dwelling house. The garage conversion will not alter the footprint of the existing dwellinghouse to the front of the property nor will any windows or doors be installed into this side elevation. Therefore any impact the proposals may have upon this neighbouring property would be acceptable.
- 7.11 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

- 7.12 The property subject of this application has 3 bedrooms and therefore 2 offroad parking spaces are required in accordance with Havant Borough Councils Adopted Parking Standards. The plans submitted clearly show offroad parking provision for 2 spaces and as such the proposed development appears to be compliant.

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 <AnISCommDcnTyp> for application APP/19/01123 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:

Application Form - Received 13 November 2019

Existing and Proposed Block Plan - Drawing No. 004 - Received 18 November 2019

Existing and Proposed Floor Plan - Drawing No.001 - Received 18 November 2019

Existing and Proposed Elevations - Drawing No. 002 - Received 18 November 2019

Existing and Proposed Elevations Attached - Drawing No. 003 - Received 18 November 2019

Covering Letter - Received 13 November 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.

- 4 The development shall not be brought into use until a minimum of 2No 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 2018.