
Site Address:	41 Harkness Drive, Waterlooville, PO7 8SP		
Proposal:	Garage conversion to provide additional living accommodation.		
Application No:	APP/18/00616	Expiry Date:	08/08/2018
Applicant:	Mr Sittampalam		
Agent:	Mr Wilson	Case Officer:	Bee Crawford
	SurveyCloud Ltd		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and attached garage situated on the corner of Harkness Drive and Rosina Close. It has a brown tiled pitched roof and elevations of red multi-brick. The site is level with vehicular access to the front leading to an area of block paving, grass and shrubs. The site is predominantly open to the front although there is a 1 metre high fence to the boundary with 43 Harkness Drive.
- 1.2 Modern two storey detached properties are adjacent to, opposite and to the rear of the site and the area is of medium density with two storey detached properties of a similar age, different styles and design situated on a modern estate.

2 Planning History

The Planning Permission under which the property was built, 22253/28 included condition 7, part of which states:- 'At all times following its construction, each such garage, parking space and driveway shall be retained as such and kept available for the parking and manoeuvring of motor vehicles', hence the need for planning permission.

3 Proposal

- 3.1 The proposal is for a garage conversion to provide additional living accommodation.

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)
DM13	(Car and Cycle Parking on Residential Development)

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

None.

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

(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 new window flush with the front elevation and would be visible from the public realm. It is noted there are several other properties in the vicinity which benefit 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 window 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 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

- 7.7 The proposed conversion of the garage would result in the loss of a parking space, subsequently there will be a requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been submitted as part of the application to reflect this and a condition is recommended to retain the spaces for parking at all times.

8 Conclusion

- 8.1 The proposed garage conversion is a form of development which is not considered to unacceptably detract from the visual appearance of the dwellinghouse or surrounding area and 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/18/00616 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 3 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.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. SD 18500-P1.5A	Location and site plan
Drg no. SD 18500-E1.0	Existing ground floor plan
Drg no. SD 18500-E1.1	Existing first floor plan
Drg no. SD 18500-E1.2	Existing elevations plan
Drg no. SD 18500-E1.3	Existing sections and perspective plan
Drg no. SD 18500-E1.4	Existing topographic survey plan
Drg no. SD 18500-P3.0A	Proposed floor, elevations and parking plan

Reason: - To ensure provision of a satisfactory development.