
Site Address:	24 Tuscany Way, Waterlooville, PO7 8SJ		
Proposal:	Garage conversion.		
Application No:	APP/18/00970	Expiry Date:	29/11/2018
Applicant:	Mr & Mrs O Cross		
Agent:	Mr A Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd		
Ward:	Cowplain		
Site Visit Date:	23/10/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link detached property and attached garage situated at the end of a private drive off Tuscany Way which serves three dwellings 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 open vehicular access to the front leading to an area of block paving, grass and a large area of tarmac. There is 1.8 metre high fencing to the northern and western boundaries.
- 1.2 A modern two storey link detached property is to the east, the side aspect and enclosed garden of a modern two storey link detached property is opposite, the rear gardens of properties in Rosina Close are to the west and amenity land is to the rear. The area is of medium density with two storey detached and link detached properties of a similar age, different styles and design situated on a modern estate.

2 Planning History

Planning Permission 22253/48 under which the property was built included condition No 8 which states:- 'At all times following the date on which each of the houses on plots 77-79 (inclusive) and 81-107 (inclusive) is first occupied, parking and/or garage space for not less than 2 cars shall be provided and kept available for that purpose within the curtilage of each such house', 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

Developer Services, Southern Water

The exact position of the surface water sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- No development or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1 st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example, "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development." **See officer comment below.**

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 3030119) or www.southernwater.co.uk.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire S021 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructure-charges>.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order:

- a Adequate soakaway or infiltration system
- b Water course
- c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that suitable means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

The proposed development would lie within a Source Protection Zone around one of

Southern Water's public water supply sources as defined under the Environment Agency's Groundwater Protection Policy. Southern Water will rely on your consultations with the Environment Agency to ensure the protection of the public water supply source.

It should be noted that if the site falls within a Source Protection Zone, the Council consults the Environment Agency for commercial development only.

NB: Condition and informative recommended.

Officer comment

With respect to the condition recommended by Southern Water, given the minor nature of the works, the agent does not agree with this condition. Confirmation has subsequently been received that the front infill wall will be supported off steel beams spanning between the existing walls so there is no groundwork involved. It is therefore considered the need for this condition is negated in this particular instance.

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

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

(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 is to convert the garage into a bedroom and shower room, replacing the existing garage door with a new window flush with the front elevation and a new door in the side elevation. As the property is situated at the end of a private drive of three dwellings, it would only be partially 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. The door on the western elevation of the garage will be screened by the existing boundary treatment.
- 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.

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/18/00970 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 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 the 3 parking spaces shown on drawing no. 5053/500 Rev A 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.

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

Location plan

Drg no. 5053/500 Rev A Site layout and parking plan

Drg no. 5053/1 Existing ground floor plan

Drg no. 5053/2 Rev A Proposed ground floor plan

Drg no. 5053/3 Rev A Existing and proposed elevations and cross section plan

Reason: - To ensure provision of a satisfactory development.