
Site Address: 22 Granada Close, Waterloooville, PO8 9AU
Proposal: Retention of single storey front and side extension, incorporating conversion of existing garage and new roof.
Application No: APP/18/00813 Expiry Date: 16/10/2018
Applicant: Mrs KJK Van Biene
Agent: Case Officer: Bee Crawford
Ward: Cowplain

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property and attached garage. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and open to the front with vehicular access leading to a concrete drive and area of grass and shrubs.
- 1.2 The adjoining semi-detached property is to the south, two storey semi-detached properties are to the north and opposite and the rear gardens of properties in London Road are to the west (rear). The area is of medium density with modern two storey semi-detached and terraced properties of a similar age and different styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the retention of single storey front and side extension, incorporating conversion of existing garage and new roof.

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)
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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
We live directly next to the side extension in question and we have no objections to the conversion. We support the retention and feel that it suits the house and the surrounding neighbourhood.	Noted.
We are the attached neighbours of the applicants and we feel that the extension is smart and good to look at. It is in keeping with the look of the street and we are more than happy for it to remain without modification.	Noted.
Although the quality of the extended build is good the finish does not match that of the main building i.e. red brick. Instead the extension is of concrete block and painted render. Two of the supporters to this application reside each side of the applicant and their houses have had the same extension to the adjoining garages built of brick matching the house. No other property in Granada Close is rendered.	See section 7 below.
Perhaps I have misunderstood but in section 8 of the application regarding parking, it is stated there is space for	See section 7 below.

two vehicles and possibly a third. Where? Photos provided show space for only the one car.	
We live opposite 22 Granada Close and we have no objections to the extension made to the side of the property. The extension has been built to an extremely high standard and is within keeping to the style of the other properties in the area.	Noted.

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 application is for the retention of a single storey front extension incorporating the conversion of the existing garage and a new roof over the resulting building and would be visible from the public realm. The extension will be attached to the garage, is of a modest size and would not project beyond the front elevation of the property. It is noted there are several other examples of a similar nature within the immediate vicinity and whilst the development has a painted render finish, the surrounding properties comprise a variety of materials and finishes. It is therefore considered this would not constitute a defensible reason for refusal.

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 extension is a continuation of the existing garage and does not extend beyond the current northern elevation, maintaining the 1.5 metre distance to the neighbouring property at number 20 Granada Close. The neighbouring property is set back from the application site and a A 45 degree angle test was subsequently carried out as recommended in the Havant Borough Council Borough Design Guide SPD. This verified the front extension falls outside the overshadowing zone of ground floor

windows at 20 Granada Close. It is therefore considered a reasonable outlook would be retained from the closest neighbouring windows at this property.

- 7.6 There is a small high level window in the side elevation, although it is considered this would not give rise to any overlooking or have a harmful impact on the occupiers of the property to the north.

(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 two 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.
- 7.8 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).

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 PLANNING PERMISSION IN RETROSPECT** for application APP/18/00813 subject to the following conditions

- 1 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.
- 2 The development shall not be brought into use until a minimum of 2 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan

Parking plan
Proposed ground floor plan
Proposed elevations plan
Proposed section plan

Reason: - To ensure provision of a satisfactory development.