
Site Address:	6 Pine Court, Wraysbury Park Drive, Emsworth, PO10 7UU		
Proposal:	Conversion of garage in to living accommodation.		
Application No:	APP/17/01298	Expiry Date:	29/01/2018
Applicant:	Mr & Mrs Lowrey		
Agent:	Mr M Singleton	Case Officer:	Harriet Pitney
Ward:	Emsworth		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, end of terrace, residential dwellinghouse located on the western side of Pine Court, comprising elevations of brick construction (partially tile hung at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the hardsurfaced front driveway which provides off-road parking for a minimum of 3 vehicles. On street parking is also provided in the form of a parking court which also serves the other residential dwellings within Pine Court.

The property benefits from a relatively large annex and existing garage which is attached to the side of the main dwellinghouse- this relates to a previous planning consent which was granted in 1994.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age, style and design.

2 Planning History

94/53588/001 - Proposed garage and workshop and pitched roof to existing annexe., PERM, 18/08/1994

3 Proposal

This application relates to the conversion of the existing garage in to living accommodation. The planning permission under which the existing garage was built (94/53588/1) imposed Condition 4 which required the garage to be retained for the parking of vehicles and for no other purpose. On this basis, the works could not be undertaken utilising the properties permitted development rights and formal planning permission is required.

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)

DM13 (Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Not required in relation to this application.

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

Summary: No representations 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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed development would incorporate the removal of the existing garage door within the annexe, replacing it with a bay window to balance the visual appearance of this elevation. The existing bay window located adjacent to the existing garage door is also proposed for removal, with a standard upvc window as a replacement. Whilst these alterations would be readily visible from the public realm, it is not considered that this would result in a significant adverse impact on the character and appearance of the area or the existing streetscene of Pine Court.

7.4 The conversion of the existing garage into living accommodation does not incorporate any extension to the existing structure and as such the design and appearance of the proposal is deemed appropriate in context to the main building and respects the existing built form.

- 7.5 The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the scheme would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The existing annexe and garage currently comprises a window and a door within the northern elevation. It is important to acknowledge when assessing the impact of the proposal on the neighbouring amenity of the adjacent residential properties that the proposed conversion of the existing garage would not alter the current fenestration within the northern elevation. Whilst it is acknowledged that the proposed use would alter from a garage to a living area and as such is likely to result in a rise in activity which could have the potential to generate additional overlooking, it is acknowledged that the properties to the north of the existing annexe would be located approximately 12 metres away from the proposed conversion. Furthermore, due to the topography of the land, the application site is set much lower than the properties to the north and is currently screened by a boundary wall which would provide partial screening from the properties to the north. On this basis, it is not considered that the proposed conversion of the garage would generate any additional overlooking or loss of privacy which would be considered detrimental to the neighbouring amenity of these properties.
- 7.7 The proposed conversion of the existing garage would be sited a significant distance away from all other surrounding residential properties and as such it is considered that the proposal is unlikely to appear overbearing, lead to any additional overlooking and would have a limited and acceptable impact on the properties immediately adjacent to the application site. The proposed development is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.8 It is noted that no letters of objection were received in relation to this application.

(iv) Parking

- 7.9 The application site currently comprises 4 bedrooms. As such, and in order to meet the requirements of Havant Borough Councils Adopted Parking Standards, 3 off-road parking spaces should be provided to facilitate the development. The agent has demonstrated that 4 off-road parking spaces can be provided on the existing hard surfaced front driveway associated with the property and as such the proposal would appear to meet the requirements of the adopted parking standards. Whilst it is acknowledged that the planning permission granted for the existing garage required this use to be kept available solely for the parking of vehicles, the agent has demonstrated that the required number of parking spaces can still be retained with the loss of the garage. As such, the proposed development is considered to be acceptable.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on the neighbours, would not result in any significant adverse impact on the character and appearance of the area, 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/17/01298 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 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 hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan- received 4th December 2017
Existing and proposed floor plans and elevations (Reference: 10/17)- received 4th December 2017
Reason: - To ensure provision of a satisfactory development.