
Site Address: 6 Wisteria Gardens, Havant, PO9 2FJ
Proposal: Garage conversion to provide additional accommodation.
Application No: APP/18/00463 Expiry Date: 27/06/2018
Applicant: Mr & Mrs Sharp
Agent: Mr R Knapp Case Officer: Karen Wooden
Havant Borough Council
Ward: St Faiths
Site Visit Date: 19/06/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property with integral garage. The property is located within Wisteria Lane, which is a residential street characterised by a mixture of detached, semi detached and two storey dwellinghouses. The elevations of the property are red brick with elements of hung tiles below the pitches. To the front of the property is a small lawned area and hardstanding providing curtilage parking for two vehicles.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Garage conversion to provide additional 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)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultees were required for 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The plans are consistent in design, appearance and layout to other conversions to similar properties in the immediate area, as evidenced by the proposal to match materials like bricks and windows to existing. There is no impact on highway safety or traffic and as the external changes are to the front elevation there is no effect on daylight or privacy.	

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) Highway implications

(i) Principle of development

7.2 The proposed works do not formally constitute development, the need for consent being by virtue of a condition imposed on planning permission 96/55725/003 requiring that the garage be retained for the parking of vehicles. As such the proposed is considered acceptable subject to the provisions of the local development plan and any other material planning considerations.

(ii) Highway implications

7.3 The application property benefits from 3 bedrooms and as such would require a minimum of 2 off-street parking spaces in accordance with the Havant Borough Residential Parking Provision SPD, as required by policy DM13 of the HBLP(CS)2011. While the proposed garage conversion would result in the loss of the integral garage as a parking space, the property would still benefit from the existing front hardstand which provides 2 off-street spaces. The future retention of the existing hardstand is already safeguarded by condition 6 of 96/55725/3 which requires that the hardstand be retained for the loading, unloading and parking of vehicles. As such the proposed development is considered to meet the current parking standards.

7.4 Consequently, it is considered that the proposal is unlikely to 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/18/00463 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:
Location plan - 001
Existing and proposed floor plans - 002
Section B-B - 003
Section A-A - 004
Existing and proposed elevations - 005
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.