

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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

5 Statutory and Non Statutory Consultations

- 5.1 No consultees were required for this application however as the property to the north (70 Havant Road) is a Listed Building, the application was discussed with the Conservation Officer who was satisfied that the proposal would conserve the character of the neighbouring Listed Building.

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: 3

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) Impact on 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 proposal is to convert the existing garages into living accommodation, and to convert the existing open car barn into two garages. The existing garage doors are to be removed and replaced with patio doors, and the addition of facing brickwork and garage doors will convert the open car barn into two garages.

- 7.4 The application site is set approximately 15m to the east of the highway. The proposed alterations will be north facing and therefore will not be readily visible from the highway. Notwithstanding this, the proposed materials are to match the existing building
- 7.5 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

- 7.6 The application site is a semi rural location, with open space to both the east and south.
- 7.7 No. 97 Havant Road is sited approximately 35m to the west of the application site and therefore the proposal will have no impact on the occupier.
- 7.8 No. 70 Havant Road is located to the north of the site. It is considered that, although the alterations will be visible from the southern windows of this neighbouring property, the patio doors will not directly overlook this neighbouring property. Furthermore these two properties are separated by means of a boundary wall, which also provides privacy to the ground floor windows of No. 70.
- 7.9 The proposed addition of garage doors to the existing open car barn would have no impact on the occupiers of No. 70 Havant Road in terms of overlooking or overshadowing.
- 7.10 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.

(iii) Impact on parking

- 7.11 The proposal will result in the loss of two parking spaces, however the block paved area to the east of the existing car barn can accommodate a minimum of two vehicles and therefore it is considered that the proposal complies with the Havant Borough Council Parking Supplementary Planning Document (July 2016). It is recommended that a condition be attached to this application to ensure the proposed garage will be retained for the parking of vehicles.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00156 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:

Design and access statement
Site and location plans - A101
Existing garage elevation & view - A102
Existing plans & section - A103
Proposed garage elevation & view - A104
Proposed plans & section - A105
Existing/proposed east and south elevations - A107 (rev 1)

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.
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.
- 4 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: In the interests of the amenities of neighbouring properties and adjacent Listed Building, and to ensure the retention of adequate on-site car parking in accordance with standards adopted in the Havant Borough Residential Parking and Cycle Provision SPD 2010 having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 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: To protect the setting of the adjacent Listed Building and because the unit of accommodation is not a satisfactory position and has insufficient amenity space 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.