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|-----------------|-----------------------------------------|---------------|---------------|
| Site Address:   | 72 Rails Lane, Hayling Island, PO11 9LP |               |               |
| Proposal:       | Conversion of garage into games room.   |               |               |
| Application No: | APP/18/00560                            | Expiry Date:  | 26/07/2018    |
| Applicant:      | Mr M Matthew                            |               |               |
| Agent:          | Mr N Meredith                           | Case Officer: | Emma Chisnall |
| Ward:           | Hayling East                            |               |               |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 No.72 Rails Lane is a bungalow, sandwiched between the rear (east) of No.74 and No 74a Rails Lane and the rear (west) of Nos.5-9 Blackthorne Road.
- 1.2 There are mature trees along the eastern boundary, and also along the north and north-western boundaries; affording a good level of natural screening from nearby neighbours.
- 1.3 Access to this property is via a single driveway running to the south of No.74 Rails Lane.
- 1.4 It is worth noting that this dwelling sits centrally within its plot.

## **2 Planning History**

APP/15/00494 - Retrospective planning for a single storey extension/conservatory/loft conversion and garage conversion., PERM,01/07/2015  
APP/16/00886 - Variation of Condition 5 of Planning Permission APP/13/00490 and removal of Condition 10 of Planning Permission APP/13/00490 to keep existing individual driveway entrances open., PERM,28/10/2016

## **3 Proposal**

Conversion of garage into games room.

## **4 Policy Considerations**

National Planning Policy Framework 2018

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 10

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) 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. Subject to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), the proposal could be carried out providing the living space/games room is occupied in conjunction with the existing dwelling and not established as a separate unit, the materials used in any exterior work are of a similar appearance to those of the existing dwellinghouse and that any new windows in the front elevation of the garage do not extend any closer to the highway than any part of the original dwellinghouse nearest to that highway.

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

7.3 The proposed development shall result in a modest change to the visual appearance of No 72 with the garage door being removed and replaced with a large window. Although large in size the window is proportionate to the space available and due to the position of the dwellinghouse and being substantially screened from the public realm and highway it is considered that the impact caused as a result to No 72 and the visual appearance of the locality is limited and acceptable.

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 alteration shall result in the replacement of the garage door with a window. There will be no other alterations to the front elevation. Taking into account that the window is at ground floor level only, that there is good screening between the No 72 and the neighbouring dwellings to the south and there are sufficient distances between the dwellings the works are considered to not lead to any significant over-looking nor a loss of privacy.
- 7.6 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.

(iv) Parking

- 7.7 The proposal shall result in the loss of a garage, however the application site is able to accommodate three parking spaces onsite without the garage and therefore accords with the Havant Borough Parking SPD and has a sufficient provision for a four bedroom dwellinghouse. The works are considered to be acceptable.

## 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/18/00560 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: Number 139747 Received 07.06.2018  
Proposed Elevations and Floor Plan: Drawing No 18.267.02  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 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.