

Recommendation: **GRANT PERMISSION**

DM13 (Car and Cycle Parking on Residential 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: 9

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.

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

7.3 The conversion of the existing integral garage would not impact upon the scale of the property. The window that would replace the garage door would have minimal impact upon the appearance and character of the property and would not impact negatively upon the visual amenity of the street scene. The window would be in-keeping in its scale, style, materials and proportions with the property's existing fenestration.

7.4 The proposed rear extension would not appear overlarge within the context of the existing property, its curtilage or surrounding development. The flat roof extension would not appear incongruous in respect of its form or style and would not impact negatively upon the visual amenity or character of the existing bungalow or the wider locality.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and its setting and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and supplementary design guidance.

(iii) Effect on neighbouring properties

- 7.6 The conversion of the existing integral garage would result in an additional ground floor window to the front elevation of the bungalow. The property is widely separated from the facing properties by the fronting road. As such the existing window would not be expected to impact significantly upon the privacy of surrounding development relative to the garage door to be replaced.
- 7.7 The proposed rear extension would be modest in scale and height and largely obscured by the existing boundary wall. The extension would be widely separated from the properties to the north-west by an area of lawn lined with mature trees and obscured from the properties to the south-east by the bulk of the existing bungalow. As such the extension would not be expected to impact negatively upon the outlook, light or privacy of surrounding development.
- 7.8 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) and supplementary design guidance. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.9 As a three bedroom dwellinghouse No 5 is required to accommodate two parking spaces onsite in order to meet the parking provision outlined in the Boroughs Parking SPD. Two parking spaces have been accommodated and a condition shall be included with the decision to ensure the provision is retained as a result of the development.

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/17/01306 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:
03 Rev B- Proposed Plans
04 Rev B - Proposed Elevations
05 Rev C - Parking Plan
06 Rev B - Block Plan
07 Rev B - Site Plan

08 Rev B- Location Plan

Design & Access Statement received 5th December 2017

Flood Risk Assessment

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.

- 4 The car parking, servicing and other vehicular access arrangements shown on the approved plans HATTERSLEY 05 Rev C to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

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.