
Site Address:	108 London Road, Widley, Waterloooville, PO7 5AA		
Proposal:	Conversion of garage to 1bed granny annex, ancillary to main house.		
Application No:	APP/18/00368	Expiry Date:	31/05/2018
Applicant:	Mr Tomes Tomes Architects		
Agent:		Case Officer:	Rachael McMurray
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on London Road in Widley and comprises a large detached dwelling which has Grade II listing status. The original house dates back to 18th Century and was subsequently extended during the Georgian period with a new frontage and rear extension which forms the footprint of the present day dwelling. There is a gravel area which lies to the north of the dwelling which acts as the parking and turning area and also includes a detached, wooden framed car port. A private garden lies to the south of the dwelling and is enclosed a mixture of walls and fences. There are several TPO trees on the site. To the south of the site lies a garden nursery and to the east is a modern development of dwelling houses in Abbots Close.

2 Planning History

02/53941/003 - Crown lift to Beech tree (T2) subject to TPO 1274., PERM,12/11/2002
96/53941/001 - To take down 5 No. defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
96/53941/002 - Take down 5 no defective chimney stacks to roof level and rebuild to match existing, PERM,21/10/1996
07/53941/006 - Listed Building Application for internal restructure of part roof and realignment of external supporting wall., PERM,05/04/2007
07/53941/007 - Tree Works., UNK,
07/53941/008 - Application for crown lift to 4 metres and 30% crown reduction to 3No. Common Yews (T3, T4 and T5) subject to TPO 1274., PERM,14/06/2007
APP/17/01009 - Subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road., PERM,08/01/2018
APP/17/01010 - Listed Building Consent for subdivision of plot to provide a further single 2-bedroom dwelling with access from London Road., PERM,08/01/2018
APP/18/00369 - Listed Building Consent for conversion of garage to 1bed granny annex, ancillary to main house. , DEL,

3 Proposal

Conversion of garage to 1bed granny annex, ancillary to main house.

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

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS9 (Housing)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

- DM20 (Historic Assets)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection. All storage/mixing/burning of materials should be carried out away from the trees.

Conservation Officer, Development Control

No Objection.

The site is located on London Road in Widely and comprises a large detached dwelling which has Grade II listing status. The original house dates back to 18th Century and was subsequently extended during the Georgian period with a new frontage and rear extension which forms the footprint of the present day dwelling. This application relates to a modern three bay garage which was erected in 2005. The garage is not classed as a curtilage listed building

In accordance with Section 66 of the Listed Building and Conservation Areas Act, this seeks that Council must have due regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest.

The proposal has been sensitively undertaken using a design that will still appreciate the character of the garage. In particular I commend the new glazing set behind the timber framing on the front elevation. The impact on the setting of the listed dwelling is also minimal as there is to be no extension to the garage.

As such the design of the does not have an adverse impact on the appearance of the existing building or the setting of the nearby Listed Building. A listed building consent has also been submitted. However, I believe this is not required as the building is neither curtilage listed or attached to the main listed building.

Conditions:

Rooflight details
Window details

Ancient Monuments Society

No response provided.

Historic England

No response provided.

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: 18

Number of site notices: 1

Statutory advertisement: 20/04/2018

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) Impact on the listed building
- (iv) Effect on neighbouring properties
- (v) Other matters

(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 would make use of an existing garage on the site. This is located within the parking area / hard standing which is located to the front of the main dwelling. The structure is currently a 3no. bay garage. The proposal would make use of the current building footprint and height. The open bays would be in filled with two full length windows and three no. roof light windows would be inserted into the rear facing roof elevation. There is sufficient space on the site to provide parking in lieu of the provision currently provided by the garage.

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 and CS11 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, or the setting of the adjacent listed building.

(iii) Impact on the listed building .

7.5 The site has received a recent planning approval for the subdivision of the site to create a new residential plot. This is located towards the southern end of the site and to the south of the main listed building and garage subject to this application. The Council's Conservation Officer has been consulted and has advised that the proposal has been sensitively undertaken using a design that will still appreciate the character of the garage. In particular the new glazing set behind the timber framing on the front

elevation. The impact on the setting of the listed dwelling is also minimal as there is to be no extension to the garage. As such the design of the does not have an adverse impact on the appearance of the existing building or the setting of the nearby Listed Building. Any permission would be subject to conditions relating to roof light window and window details to ensure these are of an appropriate style and quality.

(iv) Effect on neighbouring properties

- 7.6 There are dwellings to the east/rear of the existing garage in Park Road which share a boundary with the application site. The building would be no larger as a result of the proposed change and therefore the visual impact would be no greater. The only physical change to the rear elevation are the proposed roof light windows. As the internal space comprises single storey accommodation only, these would not give rise to any overlooking.
- 7.7 The use of the building would alter from that of a domestic garage, to living accommodation for 1-2 people. However, it would still remain ancillary to the main dwelling house and therefore its use would be limited in certain regards such as utilities, amenity space and parking provision.
- 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). It is noted no letters of objection were received with respect to the scheme.

(v) Other matters

- 7.9 The proposal is not CIL liable as no additional floor space is being created.

8 Conclusion

- 8.1 It is considered that 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/18/00368 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
Heritage Statement
Location Plan - C3293-01
Block Plan - C3293-02

Proposed elevations, floor and roof plan C3293-03

Existing elevations, floor and roof plans - C3293-04

Reason: - To ensure provision of a satisfactory development.

- 3 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and not be used as a separate unit of accommodation whatsoever.
Reason: Separate accommodation would lack adequate amenity/garden and parking space resulting in an unsatisfactory form of development which would not accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 No above ground work shall commence until manufacturers and other details of the proposed windows and roof light windows have been submitted to and approved in writing by the local planning authority. The window details to comprise:-
 - a) a 1:20 plan, section and elevation shown in relation to the opening into which it is to be set,
 - b) full size glazing bar section,
 - b) the method of opening and external finishes.All work shall be carried out in full accordance with such approval and be retained thereafter.
Reason: To ensure the detailing is appropriate to the setting of the adjacent listed building and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.
Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.