

Site Address: 11 Wisteria Gardens, Havant, PO9 2FJ
 Proposal: Conversion of garage to habitable accommodation,
 Application No: APP/17/01027 Expiry Date: 13/11/2017
 Applicant: Mr Smith
 Agent: Case Officer: Karen Wooden
 Ward: St Faiths
 Site Visit Date: 26/10/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link attached dwelling located on the southern side of Wisteria Gardens in Havant. The property currently has an attached garage, with hardsurfacing to the front of the house and garage to provide off road parking for a further two cars.

2 Planning History

- ### 2.1 No relevant planning history.

3 Proposal

Conversion of garage to habitable 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 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: 5

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. Planning permission 96/55725/3 removed Permitted Development rights for the conversion of the garage into habitable accommodation to ensure the retention of adequate on-site car parking.

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

7.3 The section of Wisteria Gardens on which the property is located is a cul-de-sac, which is made up of two storey properties of varying styles and designs. The current garage is recessed back from the front building line, and is attached to the garage of No. 9 Wisteria Gardens. The initial application submitted showed the proposed doors to be sliding patio doors. It was not considered that sliding doors on the front elevation would be appropriate within the streetscene and therefore it was agreed that hinged patio doors would be acceptable, and it is recommended that a condition is attached to the decision notice to show these are to be retained in such a way.

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 It is considered that the removal of the garage door and replacement with patio doors would not have a significant impact on any of the neighbouring properties.

(iv) Impact on parking

7.6 The existing property has three bedrooms and therefore according to the Havant Borough Parking Standards, should provide curtilage parking for two vehicles. An area to the front of the dwelling has been hardsurfaced and this, along with the driveway to the front of the garage, now provides adequate parking to satisfy this requirement.

7.7 Consequently, it is considered that the proposal 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 proposal meets the requirements of policies DM13 and CS16 of the Havant Borough Core Strategy 2011 and therefore is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01027 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 - 100047474
Block/site plan - received 18.09.17
Existing and proposed plan - received 18.09.17
Email correspondence with applicants regarding proposed doors 08.11.17
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved plans and details, and the patio doors inserted into the front elevation are to be two separate hinged doors 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.