
Site Address: 7 Guillemot Place, 1A Sandy Point Road, Hayling Island,
PO11 9DQ
Proposal: Replace existing garage door with UPVC window.
Application No: APP/17/00739 Expiry Date: 10/09/2017
Applicant: Mr Smithers
Agent: Case Officer: Emma Chisnall
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 7 Guillemot Place is a semi-detached two storey dwelling situated in a cul de sac off Kittiwake Road in Hayling Island. The dwelling currently has an integral garage to the west side with a modest amount of front amenity space which has been hard-surfaced to the front of the garage in order to provide an additional space. To the front east side of No 7 the dwellinghouse has also laid hard-surfacing to the front in order to accommodate a further parking space meaning that for the three bedroom dwelling there are three spaces available.
- 1.2 No 7 is situated on a slight incline from south to north and is positioned to the rear of a parking area serving the dwellings in Guillemot Place and Kittiwake Row.

2 Planning History

06/59346/005- Part demolition of existing building, erection of 3No. 3 bed houses, 1No. 2 bed house, 1No. 2 bed flat and 2No. 1 bed flats. Landscaping, access and parking. Permit

3 Proposal

- 3.1 Replace existing garage door with UPVC window.

4 Policy Considerations

National Planning Policy Framework 2012

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: 6

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.

7.3 A condition was imposed on the previous planning permission under 06/59346/005 to ensure that the garage was retained and used for the parking of cars at all times and was not converted into a living accommodation without the prior written approval of the Local Planning Authority. The application seeks to gain this approval for the conversion of the garage into a dining room.

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

7.4 No 7 is part of a semi-detached dwelling and the loss of the garage door and replacement of the window shall impact the symmetrical appearance across both the dwellinghouses. However, the proposed window shall reflect the same style and size to the other windows present on the dwellinghouse at first floor level which would help the works look in keeping to No 7 and the neighbouring dwelling. It is considered that due to this and coupled with the space to the front of the garage being used for parking that on balance the visual alteration to the front of No 7 would not be significant enough to warrant a refusal of planning permission.

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 conversion of the garage door to a window for a dining room use is considered to not impact any neighbouring dwellings amenity levels significantly. No 7 is positioned to the rear of a parking area and is therefore set sufficiently away from the neighbouring dwellings opposite which coupled with sufficient screening in place along the rear of these dwellings would ensure that the proposed window would not cause any over-looking or a loss of privacy. The dining room window would provide a view to the south and into front amenity space which is open to the public view as existing. Therefore privacy levels between No 7 and the attached neighbour are considered to be retained and the development can be considered acceptable as a result.
- 7.7 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

- 7.8 No 7 currently has three parking spaces available from the garage, hard-surfacing to the front of the garage and the hard-surfacing in place to the front east side of the dwellinghouse. In order to accord with the Borough's Parking SPD two parking spaces are required for a three bedroom dwelling and therefore the loss of the garage would retain the two spaces required for the development to accord with the SPD. A parking layout plan has been submitted showing the two spaces provided to the front of No 7 and the size of the space available which accords with the SPD. A condition shall be included with the decision to ensure that both parking spaces are retained as a parking use in order to ensure there is an adequate parking provision that complies with the SPD at No 7 Guillemot Place.

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/17/00739 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:

Proposed Ground Floor Layout and Parking Plan: Received 09.08.2017

Existing First Floor Plan Showing Bedrooms: Received 09.08.2017
Photographs: Received 16.07.2017
Proposed Elevation Photograph with Window: Received 16.07.2017
Block Plan: Unique Plan Reference #00241104-2A927D
Original Housing Layout Plan: Drawing No 05:025:11 REVC

Reason: - To ensure provision of a satisfactory development.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans 'Proposed Ground Floor Layout and Parking Plan: Received 09.08.2017' 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.