
Site Address:	11 Christopher Way, Emsworth, PO10 7QZ		
Proposal:	Garage conversion, single storey front porch and single storey rear extension.		
Application No:	APP/18/00301	Expiry Date:	14/05/2018
Applicant:	Mr Davy		
Agent:	Mr Mousley	Case Officer:	Bee Crawford
	Bob Mousley Architects		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and attached garage, situated on the corner of Christopher Way and Maple Close. It has a brown tiled pitched roof and elevations of red multibrick and stone cladding. The site is level and there is open vehicular access to the front leading to a concrete drive and an area of grass, enclosed by low hedging to the southern and western boundaries and a wall to the northern boundary. The rear garden is mainly laid to lawn with a patio area and shrubs, open to the northern boundary and 1.8 metre high fencing to the eastern and southern boundaries.
- 1.2 Detached two storey properties are to the north, south and opposite and the side aspect of a detached property in Maple Close is to the rear. The area is of medium density with modern detached two storey and chalet style properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for a garage conversion, single storey front porch and single storey rear extension. At the time of the Officer's site visit work had commenced.

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)

Havant Borough Local Plan (Allocations) July 2014

- AL1 (Presumption in Favour of Sustainable Development)
 AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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: 2

Comment	Officer Comment
The conversion of the double garage will remove 2 off road parking spaces and increase the requirement for on road parking in an area where there are two road junctions.	See section 7.
The proposed conversion includes a substantial workshop which suggests a commercial standard likely to generate noise, smells and fumes. It will also require materials to be delivered and is likely to generate additional visitors to the property. Planning approval should consider the activity that the workshop is to be used for.	See section 7.
The conversion includes provision of a large store. This indicates that there will be a requirement for materials to be delivered, requiring the use of large vehicles. Approval should be conditional on there being adequate parking for off road deliveries.	See section 7.
Storing materials externally would not	See section 7.

be appropriate and would reduce off road parking available. Any approval should specify that materials are not to be stored externally. The use of 11 Christopher Way for any commercial activity would represent a change of use. Any planning approval should make clear the workshop is for private use only.	See section 7.
The loss of the double garage will restrict the ability for off road parking. The proposal to develop a workshop with adjoining shower room may suggest that 'dirty' operations will be undertaken in the workshop with possible detrimental local environmental concerns. Christopher Way and its surrounds are residential areas and any attempts for commercial operations should be resisted.	See section 7. See section 7. See section 7.

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

(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 proposed new porch and garage conversion would be visible from the public realm, although the porch is of a modest size with a height of 2.5 metres, and the external alterations to the garage would be flush with the existing elevation, maintaining the 8 metre distance to Christopher Way. It is therefore considered there would be minimal impact on the existing streetscene.

7.4 The rear element of the scheme is for a single storey rear extension of a modest depth, extending along part of the rear elevation of the property. The development, together with the existing front extension would result in a reasonable increase to the original footprint of the property and it is considered that this can be comfortably accommodated within the extent of the site. Although the extension would result in

the depth of the rear garden being less than the 10 metres recommended in the Havant Borough Council Borough Design Guide, the width is in excess of 15 metres which is considered to be sufficient in this instance.

- 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 proposed porch is adjacent to the southern elevation of the front extension and western elevation of the property. There is a window in the western elevation and the entrance door and window is in the southern elevation, although it is considered the neighbouring properties are a sufficient distance away for any impact to be negligible.
- 7.7 The single storey rear extension is flat roofed with a depth of 1.5 metres and there are no windows in the side elevations. Whilst there are french doors, full height windows and access door in the eastern elevation of the extension, it is approximately 9 metres from the eastern boundary and the existing 1.8 metre high fence provides appropriate screening between the application site and the property to the east.
- 7.8 Regarding the garage conversion, concerns were raised with respect to the loss of parking at the property and the intended use of the garage. The submitted plans indicate the property currently has four bedrooms, which would require three on site parking spaces. However, the proposed plans show changes to the internal configuration reducing the amount of bedrooms to three. Consequently the reduction in the number of bedrooms would result in a requirement for two on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan was not submitted with the application, therefore a condition is recommended for two parking spaces to be provided at the property.
- 7.9 Concern has been raised about the potential use of the garage conversion, including the operation of a business together with associated delivery and storage of materials. Whilst the current application cannot be determined on the supposition of any future use, a condition is recommended restricting the use of the garage conversion only for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for any business, commercial or industrial purposes whatsoever. Any alternative use would require a separate planning application and considered on its own merits.
- 7.10 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).

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/18/00301 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 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.
- 3 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
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 2012.
- 4 The garage conversion hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012..
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Proposed block plan

Drg no. EE- 1,2,3,4 Existing elevations plan

Drg no. EP01- 0,1 Existing floor plans

Drg no. PE- 1,2,3,4 Proposed elevations plan

Drg no. PP01- 0,1 Proposed floor plans

Reason: - To ensure provision of a satisfactory development.