

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water
No comments received.

Highways Engineer, Development Engineer
The Planning Authority should determine this application using the Highway Authority stranded guidance.

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

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

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

7.3 Whilst the proposed development would be visible from the public realm, it is important to acknowledge that many other properties within the streetscene of Hornbeam Road have undertaken similar works to convert the existing integral garage into living accommodation (incorporating a change from a flat to a pitched roof) and therefore a

precedent has already been set for this type of development within the immediate vicinity.

- 7.4 Notwithstanding the above, the design, scale and form of the proposed development is considered to be acceptable in context with the main dwellinghouse and would be unlikely to result in any adverse impact on the character and appearance of the area, particularly given the other examples evident within the existing streetscene.
- 7.5 The single storey extension to the rear would not be visible from the public realm and likewise would not result in any detrimental impact on the character and appearance of the area. The design, scale and form of this aspect of the development is also considered to be acceptable in context with the main dwellinghouse and respects the existing built form.
- 7.6 As such, the proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.7 The application site currently benefits from an integral garage, which forms an extension to the front of the property and extends approximately 1.5 metres from the principal elevation, as do the majority of the properties within Hornbeam Road. The proposed conversion of the garage into living accommodation is unlikely to have any impact on the adjacent neighbouring property (No.71) as the footprint for the proposed conversion remains as existing, albeit with a change in the style of roof from a flat to a pitched roof. The other adjacent neighbouring property to the south (No.75) similarly benefits from an integral garage which extends beyond the principal elevation, however, the proposed development would be sited approximately 2 metres away from the boundary with this property and therefore is unlikely to result in any additional overlooking, loss of light, privacy or appear overbearing.
- 7.8 The application site already benefits from a single storey extension to the rear and this application therefore seeks to infill the remaining patio area to extend the existing single storey extension across the width of the rear elevation. As specified above, this application has been submitted as a revised proposal whereby the principal of the extension to the rear has already been established. The proposed changes seek to alter the roof design from a pitched roof to a flat roof (incorporating a roof lantern), with a slight reduction in width, setting the extension back slightly from the side wall of the host dwelling.
- 7.9 It is not considered that this aspect of the proposed development would result in any harmful impact on the adjacent neighbour to the north as the rear garden is currently enclosed by a close boarded timber fence which is approximately 1.8 metres in height which screens the development from the public realm and is sited 1.5 metres away from the shared boundary (2.5 metres away from the side wall of the adjacent neighbours property). On this basis, it is not considered that the single storey extension to the rear would result in any loss of light, privacy outlook or appear overbearing to this property.
- 7.10 Consequently, the proposed development is considered appropriate, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.11 It is important to acknowledge that no letters of representation have been received in respect of this application.

(iv) Parking

- 7.12 The application site currently has three bedrooms and therefore 2 off-road parking

spaces are required in accordance with Havant Borough Council's Adopted Parking Standards. It is important to acknowledge that whilst not shown on the proposed floor plan, the conversion of the existing garage has the potential to provide an additional bedroom which would require a further off-road parking space in order to comply with the Adopted Parking Standards. Whilst it is noted that this would result in a shortfall of 1 off-road parking space, it was evident at the time of the officer site visit that there is sufficient on-street parking in order to accommodate this shortfall and it is not considered that this would result in any detrimental impact on the safety of the highway network. On this basis, the proposed development is considered to be acceptable and would not warrant a refusal of planning permission on this basis.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00049 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 hereby permitted shall be carried out in accordance with the following approved plans:

Site location and block plan (Drawing No: LONG005)- received 10th January 2018

Existing and proposed ground floor plans and elevations (Drawing No: LONG005)- received 10th January 2018

Reason: - To ensure provision of a satisfactory development.