
Site Address: 133 Brook Gardens, Emsworth, PO10 7LL
Proposal: Garage conversion and construction of pitched roof to existing flat
roofed garage and porch with extended canopy to front.
Application No: APP/17/00411 Expiry Date: 15/06/2017
Applicant: Mr Doyle
Agent: Mr A Dunks Case Officer: Harriet Pitney
Andrew R Dunks Ltd
Ward: Emsworth
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a semi-detached, two storey, residential property located to the western side of Brook Gardens comprising elevations of brick construction (partially tile hung at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides offroad parking provision for 2 vehicles. This also provides access to the existing integral garage.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age, style and design.

2 Planning History

APP/15/01367 - Reduce all branches on western sector back to boundary 1No. Oak, subject to TPO 1076., WD,15/01/2016

3 Proposal

This application proposes the conversion of the existing garage, the construction of a pitched roof to the existing flat roofed garage and a porch with an extended canopy to the front.

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

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
While we have no objections in principle, we do have concerns regarding disruption, noise, parking issues. How long are the works expected to last? What are the legal constraints concerning acceptable working hours?. Will the building contractors ensure that their vehicles are not parked over the path thereby restricting access for disabled neighbours?	Please see section 7 of the Officer Report. Matters relating to noise, disturbance and working hours during the construction would be a matter for the Councils Environmental Health Team to pursue.

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 the usual development management criteria.

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

7.3 Whilst it is acknowledged that the proposed development would be visible from the public realm by virtue of its position to the principal elevation, the proposed design and appearance of the proposal is deemed to be appropriate in context to the main dwelling

and would be unlikely to result in any impact which would be considered harmful to the character and appearance of Brook Gardens.

- 7.4 Furthermore, the streetscene of Brook Gardens has a relatively staggered building line whereby the proposed extension to the front would be set back approximately 5.5 metres from the Highway and would not be adversely out of character with the current building line. The majority of properties within Brook Gardens benefit from integral garages which project forward of the principal elevation (with a combination of both flat and pitched roof) and appears to be a common characteristic within the streetscene.
- 7.5 As such, the proposed development is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and would not result in any adverse impact on the visual amenity of the surrounding locality.

(iii) Effect on neighbouring properties

- 7.6 As stated above, the majority of properties within Brook Gardens benefit from integral garages which project forward of the principal elevation by approximately 1.5 metres. Whilst it is acknowledged that the proposal seeks to extend forward a further 1.5 metres (approximate), it is important to note that the proposed development would not extend beyond the adjacent neighbouring property to the south (131 Brook Gardens) by virtue of the staggered building line. Furthermore, there are no windows which exist within the side elevation of this neighbouring property resulting in no loss of light, privacy or outlook as a result of the development.
- 7.7 The adjacent neighbouring property to the north (131 Brook Gardens) is also unlikely to be affected by the proposal by virtue of the distance away from the shared boundary which comprises 2 metres. On this basis it is not considered that the development would result in any loss of light, privacy, outlook or appear overbearing to this property.
- 7.8 Consequently, it is considered that the proposal would have a limited and acceptable impact on the neighbouring properties, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.9 As the proposed development would result in the loss of the integral garage, a site layout plan has been submitted as part of this application to show the proposed parking arrangements. The property has 3 bedrooms and therefore requires two offroad parking spaces in accordance with Havant Borough Councils Adopted Parking Standards. This has been adequately shown on the site layout plan provided and as such is in accordance with the adopted parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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/17/00411 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 plan- received 20th April 2017

Block plan (4747/500)- received 20th April 2017

Existing and proposed elevations (4747/3)- received 20th April 2017

Proposed ground floor plan (4747/2- Rev A)- received 20th April 2017

Existing ground floor plan (4747/1)- received 20th April 2017

Reason: - To ensure provision of a satisfactory development.