

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

CS21 (Developer Requirements)
CS9 (Housing)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

Location of bin storage to be indicated as required under Approved Document H

Planning Officer Comment: This has now been indicated on drawing No 28020-PD100 Rev C

Crime Prevention -Minor Apps

No adverse comment

Highways Engineer, Development Engineer

The Highway Authority has no adverse comment to the principle of this application. However the red line does not include the access to the two proposed parking spaces

Landscape Team

From a landscape perspective we have no objection to the principal of this development subject to the material pallet matching the existing.

Public Spaces

No adverse comment

Waste Services Manager

No adverse comment

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: 18

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
---------	-----------------

Objection from No 58 Winterslow Drive regarding: * This is a residential area of family houses. There are no other flats in the area. * There are already parking issues generally in this street and this will cause even more parking and traffic issues even with the inclusion of parking spaces to the rear. * Currently there is a bedroom window that overlooks our garden which in itself is not intrusive however with a main living space being used all the time at first floor level, I feel this will affect our privacy	See section 7 See section 7 See section 7
Objection from No 123 Winterslow Drive regarding: * The area being a quiet residential area where there are no flats. The flat will not fit into our neighbourhood.	See section 7
Objection made by 60 Winterslow Drive regarding: * Flat not fitting into the area * Impact to increased car movement in and out of a small road. * The police being called every minute and having flats will make living here a nightmare.	See section 7 See section 7 This is not a material planning consideration and shall not be commented on further.
Objection made by 58 Winterslow Drive regarding: *Flats being detrimental to the area. *Property not maintained in the past with no further upkeep to the gardens. * Parking is stretched and the flats could result in 5 extra vehicles in limited parking facilities. Visitors would add to this. * Work vehicles impacting the current road, access to garages and churning up the green opposite. Vehicles and materials stored to the front would cause an eyesore to the outlook of neighbouring dwellings and destroy any green grass. Work vehicles would also cause parking restrictions to the road and garage block behind. * Utility services at No 64 will impact neighbour services. *Site being rented to a local taxi firm which would create an excess of vehicles in addition. * Concern dwelling is being rented and advertised as a family home. Applicant was asked to make adjustments to	See section 7. This is not a material planning consideration. See section 7 See section 7 This is not a material planning consideration. This is not a material planning consideration. This is not a material planning consideration.

the family home which was not done. If bedroom remains upstairs with no previous planning permission how would this work? Would it result in un-declared living space? * Current tenants of the locality not aware of the proposed application other than in the paper and from the notice pinned to the lamppost opposite which could cause confusion as to what house it refers to. Tenants not aware that the works could impact their garage.	The site notice contains the address of the application site and was erected on the 25th July complying with advertisement regulations of the council. Adjacent neighbours were written to in July and again on the 14th September making them aware of the development and any changes. All necessary advertisement has therefore occurred.
---	---

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking
- (v) Planning Obligations

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

7.3 Concern has been raised in regards to the proposed conversion of No 64 into two flats and that the development shall not suit or fit in with the locality of the area. However as the dwellinghouse is situated within the built up urban area consisting of residential development the sub-division of the dwelling would be consistent with the character of the area and is considered compliant with policy CS16 of the Havant Borough Local Plan. The principle of this development is therefore established and acceptable and is in accordance with the Havant Borough Local Plan (Core Strategy) 2011.

(ii) Impact upon the character and appearance of the area

7.4 The works proposed to No 64 are considered to not alter the visual appearance of the dwellinghouse significantly. The two storey side extension is considered to be modest in size in order to accommodate a staircase only and shall be positioned to the south side of the dwellinghouse and screened in the majority by No 64 itself. This development shall be built in matching materials to that of No 64 and is considered to achieve a subservient appearance from being set down from the ridge height and in from the front and rear elevations. The design and appearance of the proposal is therefore 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) Impact upon residential amenity

- 7.5 Concern has been raised that the alteration of a bedroom into a kitchen/dining room at first floor level to the rear of No 64 shall impact the privacy levels to No 58 Winterslow Drive. As the room shall remain a habitable room and the window size, place and design remain unaltered as a result of the development it is considered that the proposed alteration of this use would not create a significant additional impact of over-looking. No 64 and No 58 are also separated from each other by a considerable distance which is considered to reduce the impact further to an acceptable level. Therefore on balance the impact caused would not be sufficient to refuse planning permission and the works are considered to be acceptable.
- 7.6 Concern has been raised in regards to the parking of work vehicles during construction and that they could impact Winterslow Drive and the access to the garages at the rear. The scale of the development would not typically warrant a condition to control the parking and position of construction vehicles throughout the development and therefore it is advised that any concerns regarding this and the access of the road is raised with the Highways department. Concern has been raised that the development shall result in the damage to green space within Winterslow Drive with materials being stored on them. A condition shall be included with the decision to ensure all materials are stored within the curtilage boundary of No 64 in order to address this concern. This is considered to be an adequate measure in order to address the concern raised.
- 7.7 The extension to the south side of No 64 is modest in size with an acceptable mass and bulk. The works are considered to be positioned sufficiently away from any neighbouring dwellings to ensure that light levels are not impacted and that the development would not cause any significant shadowing as a result. The extension contains a door on both the front and rear elevations at ground floor level which is considered to be sufficiently screened by the timber boundaries in place and therefore privacy levels are considered to be maintained as a result. Therefore the development is considered to be acceptable.
- 7.8 The window in the first floor front elevation shall be reduced in size and shall still serve the landing space at No 64. This alteration is considered to improve amenity levels between the neighbours in Winterslow Drive and is considered to be acceptable.

(iv) Parking

- 7.9 Concern has been raised by neighbouring dwellings that Winterslow Drive is not able to accommodate the necessary parking for both flats at No 64. For a one bedroom flat and two bedroom flat the dwellinghouse is required to provide 2.64 spaces to meet with the requirements of the Borough's Parking SPD in order to provide sufficient space for the residents of the flats whilst also accommodating 20% of this space in addition for visitors.
- 7.10 No 64 Winterslow Drive does not currently have a parking provision within the curtilage of the site to provide all three spaces necessary for the proposed one bedroom and two bedroom flat. As the dwellinghouse can accommodate two parking spaces within the curtilage of the dwellinghouse parking surveys were requested to be completed over one week at both peak times within the day to demonstrate whether there was a parking provision that could accommodate the one additional space

required along Winsterslow Drive, in order for the works to accord with the Borough's Parking SPD. This has been demonstrated in the parking statement submitted as part of the application and therefore Winsterslow Drive is considered to be able to accommodate the one additional space required and to accord with the Borough's Parking SPD. This aspect of the proposal is therefore considered to be acceptable.

(v) Planning Obligations

7.11 The conversion of the original dwellinghouse into two flats would increase the number of dwellings within the 5.6km zone identified as significant in potentially increasing recreational pressure on the Solent SPA. Therefore an additional financial contribution towards the Solent Disturbance Mitigation Project, in accordance with Policy DM24 of the Allocations Plan is required. This is set at £181 per dwelling to the Solent Disturbance Mitigation Project. For the proposed dwelling, plus admin and monitoring fee, the appropriate payment of £210 has been paid and the relevant form has been completed by the applicant.

7.12 The Community Infrastructure Levy (CIL) is not applicable to this application due to the new floor space proposed not breaching 100sqm.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and character of the area 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/17/00757 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:

Parking Statement: Received 12.09.2017

Existing and Proposed Site Plan and Floor Plan: Drawing No 28020-PD100 Rev C

Existing and Proposed Elevation Plan: Drawing No 28020-PD101 Rev A

Reason: - To ensure provision of a satisfactory development.

3 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.

- 4 All materials required for the development hereby permitted shall be stored within the application site specifically to the rear of the dwellinghouse only unless otherwise agreed in writing and approved by the Local Planning Authority. The rear amenity space shall be made available for this purpose prior to the commencement of any building works and throughout the contract period and no materials shall be stored anywhere else on site.

Reason: To safeguard the amenities of the locality and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011.