
Site Address: 74 Ramsdale Avenue, Havant, PO9 4DZ
Proposal: Conversion of garage to form living accommodation; revised window to first floor west elevation; provision of new windows at ground and first floor to southern elevation of development granted under APP/13/01120.
Application No: APP/16/01228 Expiry Date: 24/01/2017
Applicant: Mr Byng
Agent: Mr Galloway Case Officer: Bee Crawford
 Peter Galloway Partnership
Ward: Barncroft

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey end of terraced dwelling on the corner of Ramsdale Avenue and Quarely Road. It has a brown tiled pitched roof and elevations of red multibrick. The site is level and open to the front and part of the side with a 1 metre high wall to the northern boundary, a 2 metre high wall and fence to part of the southern boundary and a 2 metre high wall to the rear (eastern) boundary. The front and rear gardens are being used as storage for building materials - the development permitted under APP/13/01102 is currently under construction.
- 1.2 The adjoining two storey mid terraced house is to the north, two storey terraced properties are opposite and the side aspect of two storey end of terraced properties are to the south and rear. The area is of medium density with two storey terraced properties of a similar age, style and design.

2 Planning History

APP/13/01120 - Two storey side extension, new front porch; new boundary wall to south incorporating 2m brick piers with brick and fence inserts to 1.8m; new vehicular access, permitted 20/12/2013.

3 Proposal

- 3.1 The proposal is for the conversion of the garage to form living accommodation; revised window to first floor western elevation; provision of new windows at ground and first floor to southern elevation of development approved under APP/13/01120.

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)

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

5 Statutory and Non Statutory Consultations

Development Engineer (Highways)

The Highway authority has no adverse comment on this application. The proposed dropped kerb will need the approval of the Highway Authority and I suggest an informative is placed on the decision notice.

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: 10

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.

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

7.3 The proposal is for the conversion of the garage, a revised window to the first floor front elevation and the provision of new windows at ground and first floor to the southern elevation of the development approved under APP/13/01120. 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

7.4 The application is for the conversion of the garage and provision of new/altered windows and does not include any additional floorspace. The new side window in the first floor southern elevation is in excess of 20 metres from the northern elevation of the property at number 72 with Quarely Road in between, and the distance is considered sufficient to alleviate any perception of additional overlooking to this property.

- 7.5 The garage door will be replaced by a window which will be flush with the front elevation of the extension, the altered first floor window will be slightly smaller and repositioned and the majority of the new ground floor window on the southern elevation would be screened by the new fencing.

(iv) Parking

- 7.6 Whilst the proposal is to convert the garage into living accommodation, the number of bedrooms is not increasing from 3 to 4 as approved under APP/13/01120 and there was no condition on this permission restricting the subsequent conversion of the garage. Therefore there would be a requirement of 2 on site parking spaces and 3 are indicated on the submitted block plan.
- 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.

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/16/01228 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:
Proposed block plan
Drg No. 16/202/L01
Drg No. 16/202/P01 Rev A
Drg No. 16/202/P02 Rev A
Site location plan
Proposed floor and elevations plan
Existing and proposed floor and elevations plan (APP/13/01120)
Reason: - To ensure provision of a satisfactory development.

