

Recommendation: **GRANT PERMISSION**

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: 7

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) Effect on neighbouring properties and parking
- (iii) Effect on the character of the streetscene

(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) Effect on neighbouring properties and parking

7.3 The proposal to convert the existing garage would result in the loss of one car parking space. The dwelling has four bedrooms and as a result in accordance with the adopted car parking standards requires 3 car parking spaces. The front of the property is defined by hardsurfacing, which provides for two spaces, the remaining element is a small grassed area, which adds to the amenity of the area. Therefore the proposal could accommodate 3 car parking spaces, with the loss of the grassed area, however this would result in the front of the property being dominated by hardsurfacing. It is therefore considered that whilst this proposal would not meet the adopted car parking standard, the application site is located on a cul-de-sac, and therefore any parking on this road, which is not subject to any parking restrictions, would not have a significant adverse impact on the safety or free flow of the highway network. Furthermore it is considered the retention of the grass area helps break up the hardsurfacing in terms of visual amenity, in addition to helping drain the site of surface water run off. In conclusion the reduced level of car parking is considered acceptable in this unique situation.

(iii) Effect on the character of the streetscene

7.4 The current garage door will remain and therefore there will be no alteration to the external appearance of the property.

7.5 Consequently, it is considered that the proposal would have no visual impact on the character of the streetscene, 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 conversion of the garage 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/17/00055 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan - 100047474

Block plan - 100047474

Existing and proposed plan - received 12.01.17

Reason: - To ensure provision of a satisfactory development.