

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The applicants have agreed that there should be no windows on the east side of the adapted garage. They have also agreed that there should be a gutter along the eastern edge of the new pitched roof to prevent rainwater runoff pouring onto our path. Given these two stipulations, we have no objections to the proposed application.	See Section 7

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

(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 Whilst it is acknowledged that the proposal would be visible from the public realm, it is important to note that 40 Havant Road is set back from the highway by approximately 18 metres, and a large tree and mature hedging provides natural screening. The streetscene of Havant Road is relatively varied in terms of the size, style and design of the surrounding and adjacent properties, and on this basis the cohesion of the garage and main dwelling house would not be considered to have a negative impact on the streetscene and would therefore be deemed appropriate.

7.4 The proposed conversion will result in the loss of two potential parking spaces, however the property provides off road parking for several cars within its curtilage.

7.5 The design and appearance of the proposal is deemed appropriate 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

- 7.6 The proposed alterations are on the eastern elevation of 40 Havant Road. Therefore it is not considered that the proposal will impact the occupiers of the property to the west (42 Havant Road).
- 7.7 The garage is located close to the curtilage with the property to the east (38 Havant Road). Currently the garage has a window to the eastern elevation and no boundary treatment to this area, which results in direct overlooking from the existing garage, into the neighbouring garden. The original plan showed a window to be retained in the eastern elevation but it was subsequently agreed that this would be removed. Therefore the application will have a positive impact on the occupiers of 38 Havant Road in terms of overlooking and loss of privacy. Due to the orientation and design of the connecting roof, the alterations will not result in a loss of light or overshadowing.
- 7.8 Consequently, it is considered that the proposal would have a 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).

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/17/00519 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:

Location plan - received 12.05.17

Block plan - received 12.05.17

Amended existing and proposed elevations and floor plans - received 26.07.17

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.

