
Site Address: 36 Fifth Avenue, Havant, PO9 2PL
Proposal: Garage conversion.
Application No: APP/17/00725 Expiry Date: 29/08/2017
Applicant: Mr Green
Agent: Mr Glenn Bramble-Stewart Case Officer: Karen Wooden
 GBS Designs
Ward: St Faiths
Site Visit Date: 14/08/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 36 Fifth Avenue is a large detached modern dwelling which was constructed as part of the 'Copseys Nursery' site. The property occupies a good size plot, and is adjacent to an open green area.
- 1.2 The garage the subject of this application is a pitched roof double garage, situated approximately 15m north of the highway. The garage is currently accessed via a tarmac drive which has the capacity to park a minimum of six cars.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Convert garage into home office.

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

- 5.1 No consultees were required for 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: 5

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 issues

(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 only external alterations will be to the eastern elevation, which overlooks the garden of the application site, with the addition of two windows and replacement of the existing door. The two garage doors will be retained, ensuring no impact on the streetscene.

7.4 A condition is to be attached to the decision notice to ensure the garage is to be used ancillary to the main dwelling.

7.4 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 As previously mentioned the only alterations to the garage are to be on the eastern elevation, and therefore the conversion will have no impact on the occupiers of surrounding properties.

(iv) Parking issues

7.5 A condition was added to the original planning permission for the development stating that the garages permitted shall be retained and kept available for the parking of cars at all times and not converted into living accommodation without the prior approval of the Local Planning Authority. This condition was added to ensure the retention of adequate on-site car parking, and to discourage parking on the highway. The application site is rather unique in that it provides off road parking for six vehicles, as well as the double garage, and therefore it is considered that, in this instance, the conversion of the garage will not result in a detrimental impact on the neighbours or surrounding roads in terms of parking.

- 7.5 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/17/00725 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:

Design and access statement - dated 4 July 2017

Existing floor and roof plans - 01

Existing elevations - 02

Proposed floor and roof plans - 03

Proposed elevations - 04

Block plan showing parking spaces - 05

Block plan - 06

Location plan - 07

Site plan - 08

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

