

Recommendation: **GRANT PERMISSION**

The application site is a detached house of multi brick construction, with an integral garage. The property is located at the end of a cul-de-sac and offers two off road parking spaces to the front by means of a driveway.

APP/13/00467 - Driveway being used for storage for a VW T5 vehicle., ,03/06/2013 14:40:03

Garage conversion to create study, storage and utility room. The submitted plan also shows a proposed rear extension. This is being constructed under Permitted Development rights and therefore does not require Planning Permission.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Conservation Area: Not applicable.

No comments received

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: 4

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

(i) Principle of development

7.2 The Permitted Development rights for garage conversions were removed by Condition 7 of application 22253/28, which stated that at all times following the construction of the garage, it shall be retained for the parking of vehicles, in the interests of highway safety, and to minimise the likelihood of car parking woutside the areas provided for car parking.

7.3 The Havant Borough Residential Parking and Cycle Provision supplementary planning document 2010 requires a minimum of 3 car parking spaces for a property of the size of the application site.

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

7.3 The proposal includes the removal of the garage door and replacement with a casement window. The materials used will match those on the existing windows reducing any visual impact. 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 and parking

7.4 The proposal to convert the existing garage would result in the loss of one car parking space and 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, with the remaining element being shingle, with a mature hedge separating this area from the highway. It is accepted that the application site could accommodate 3 car parking spaces, with the loss of the hedge 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. In conclusion the reduced level of car parking is considered acceptable in this unique situation.

- 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/17/00171 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:

Location plan - received 14.02.17
Block plan - received 14.02.17
Existing and proposed floor plans and elevations - received 14.02.17

Reason: - To ensure provision of a satisfactory development.