
Site Address:	25 Lugano Close, Waterlooville, PO7 6AT		
Proposal:	Conversion and extension of existing attached garage.		
Application No:	APP/17/00127	Expiry Date:	04/04/2017
Applicant:	Miss Kumar Martin Ralph Group		
Agent:	Miss Kumar Martin Ralph Group	Case Officer:	Harriet Pitney
Ward:	Waterloo		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached bungalow located to the northern side of Lugano Close at the far end of the cul de sac. The property comprises rendered elevations with a concrete tiled pitched roof and benefits from open vehicular access to the front driveway which provides adequate offroad parking provision and access to the existing single storey attached garage.

The rear of the property is enclosed by a close boarded timber fence (approximately 1.8 metres in height) and is primarily laid to lawn with a dedicated decked area.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age, style and design.

2 Planning History

90/55531/000 - Single storey side/rear extension to provide Granny Annexe, PERM,11/12/1990

07/55531/001 - Single storey side extension. , PERM,06/12/2007

3 Proposal

This application is for the conversion and extension of the existing attached garage at 25 Lugano Close.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Engineering/Drainage, Havant Council

No drainage observations

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

Summary: No representations received.

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
- (v) Flooding

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to the usual development management criteria.

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

7.3 Whilst the proposed conversion and extension of the existing garage would be visible from the streetscene of Lugano Close, it is considered that the design and appearance of the proposal respects the existing built form and is therefore appropriate in context with the main dwellinghouse.

7.4 On this basis, the proposed development would appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy) and it is not considered that the proposal would result in any harm to the character and appearance of the surrounding locality.

(iii) Effect on neighbouring properties

7.5 The existing single storey attached garage currently forms a link with the adjacent neighbouring properties garage (No.18 Lugano Close). On this basis, the extension of the existing garage at No. 25 will extend approximately 2 metres beyond the adjacent neighbouring property to the front and approximately 7 metres to the rear. The proposed extension to the rear would result in the proposed conversion being flush with the rear

wall of the original dwellinghouse and would not extend beyond the adjacent neighbouring property's Greenhouse which currently forms an extension to the existing garage.

7.6 On this basis, it is not considered that the proposal would be overbearing, result in any loss of light, privacy and create any overlooking as a result of the development and on this basis would have a limited and acceptable impact on the properties immediately adjacent to the application site. The proposed development would therefore appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

7.7 It is noted that no letters of objection have been received in relation to this application.

(iv) Parking

7.8 Whilst a parking plan has not been submitted as part of this application, it was evident at the time of the officer site visit that two offroad parking spaces can be accommodated on site excluding the existing garage which would accord with Havant Borough Councils Parking SPD.

(v) Flooding

7.9 As the site is located within Flood Zone 2, a flood risk assessment has been submitted as part of this application. On the basis of the information provided and taking into consideration the nature of the proposal, it is not considered that this development would result in any additional flood risk to the property. Furthermore, the Councils Drainage Engineer has been consulted as part of this application and has no objection to the scheme in respect of drainage.

8 Conclusion

8.1 The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00127 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 and site plan (16.368.AK.PBR.01)- received 7th February 2017
Existing floor plans and elevations (16.368.AK.PBR.01)- received 7th February 2017
Proposed floor plans and elevations (16.368.AK.PBR.02)- received 7th February 2017
Flood risk assessment- received 7th February 2017
Reason: - To ensure provision of a satisfactory development.