
Site Address:	5B, Bound Lane, Hayling Island, PO11 9HU		
Proposal:	Extension of ground floor study into part of existing carport.		
Application No:	APP/16/01137	Expiry Date:	03/02/2017
Applicant:	Mr and Mrs Usherwood		
Agent:	Mr J Douglas RIBA	Case Officer:	Bee Crawford
	Jeffrey Douglas Chartered Architect		
Ward:	Hayling East		
Site Visit Date:	11/11/2016		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a newly constructed detached two storey property with an attached garage and car port, accessed via a private drive. It has a red tiled pitched roof and elevations of red multibrick and painted cladding. The site is level with open vehicular access to the front leading to an area of block paving. The boundary with the neighbouring property to the east is open and there is a 1 metre high fence to the west which forms part of the enclosed garden area, with a 1.8 metre high fence to the southern boundary.
- 1.2 Detached two storey properties are to the east and west, forming part of the same development, the access drive to 5c is opposite with rear boundaries of properties in Selsmore Road beyond and a development site is to the rear. The area is of medium density with detached two storey dwellings, chalet dwellings and bungalows of similar and different ages, style and design.

2 Planning History

09/74016/000 - Erection of 3 No. 3 bed chalet style bungalows with associated car parking and new access to Bound Lane. Permitted 03/11/2009.

3 Proposal

- 3.1 The proposal is for the extension of the ground floor study into part of existing car port. The scheme requires the benefit of planning permission due to condition 14 of implemented planning permission 09/74016/000 under which the property was built, restricting the use of the car port.

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

FAO Mr P Marshall, Development Engineer

The new plans show clearly that three vehicles can park on site and turn within land that the applicants have rights over have. The Highway Authority has no adverse comment on 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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Letters were received from two addresses raising the following concerns:

Comment	Officer Comment
We wish to object to the subject planning application to change the use of the car port to living accommodation for the following reasons:	
1. This will reduce the available parking by one space. Parking and turning is already a problem especially when the applicants have visitors or deliveries	See section 7 below.
2. The aesthetics and specifically the appearance of the small development of three properties will be spoilt by this change	See section 7 below.
3. This change will impinge upon our privacy with additional windows out to the front elevation overlooking our drive and front windows	See section 7 below.
4. It is understood that planning permission is already in place for the existing car ports and garages and this application will negate the thinking behind the planning decisions regarding parking spaces and garages.	There will be sufficient parking on the site following the partial conversion of the car port.

Further to my previous comments on 4 November I wish to state the following and ask for clarification of plans. The Proposed Floor Plan is incorrect in that it shows Plot 5A where there is greater ease of parking and turning and NOT Plot 5B which is very tight for parking and turning and opposite is the shrubbery belonging to Mr G Cameron, No 7 Bound Lane.	New plans were submitted on 9 December clearly showing the application site.
This plan also states that "the existing study window is to be moved" to the front elevation however The Proposed New Front Elevation Plan states that there is to be inserted " New Double Doors to Match with two courses of brickwork". This requires clarification as to what is actually going to be installed at the front elevation.	New plans were submitted on 9 December clearly showing the proposed north (front) elevation of scheme.
My previous comments still stand and I wish the following also to be noted.	
1. The planting bed to the north of the access road is detailed to be communal land and the flower/shrub bed next to 5b boundary is stated to belong to 5b on the amended Ground Floor and Site Plan for No 5b. This is incorrect and both are private land owned by No 7 Bound Lane.	The proposal is for the conversion of the car port. The ownership of adjacent land is a civil matter which would need to be resolved between the applicant and his neighbour.
2. The reinforcing strip shown on the amended Ground Floor and Site Plan for 5b does not extend all the way to the boundary of 5c as stated. It finished 2.4 metres before boundary line. This is important because vehicles turning out of 5b driveway cannot rely on reinforced land to increase the turning space available.	The proposal is for the conversion of the car port. The status and use of adjacent land is a civil matter which would need to be resolved between the applicant and his neighbour.
3. The amended Ground Floor and Site Plan for 5b shows there is space for two cars to be parked diagonally on the driveway but the space is tight for vehicle manoeuvring. Large cars and commercial vehicles will have, and have had, difficulty backing out of or into spaces because turning space is limited. If one of the vehicles is parked in the car port (to be removed by this proposal) the turning space available is	The Highways Engineer is satisfied with the proposed parking arrangements. The maintenance of adjacent land is a civil matter which would need to be resolved between the applicant and his neighbour.

increased and vehicles are less likely to cause damage to the private shrubbery, cross the boundary into 5c and damage the access road block paving edges which are vulnerable especially from the heavy vehicles which visit 5b. There have been several incidents when large vans backing out of 5bs driveway have backed into the shrubs in the planting area and there is clear evidence that block paving edges are suffering as a result of vehicles driving/backing over them. It is in the financial interest of all residents to ensure the access roadway does not suffer from excessive wear and damage which this proposal is likely to aggravate.	
Lack of car parking Land opposite the house is not for car parking and belongs to the owners of 7 bound lane and will not allow car parking	See section 7 below. The use of the land opposite the property is a civil matter which would need to be resolved between the applicant and his neighbour.
See previous/complaints that parking will not be allowed on private land owned by Mr and Mrs Cameron The Amended site plan states that the land /planting bed either side of the access road is communal land or part of plot owned by 5B This is incorrect all this land belongs to myself and my husband of 7 bound lane .this includes the reinforced area which is for emergency vehicles and not residents parking or turning. There is limited access for vehicles to manoeuvre in and out of 5B driveway this will be made more difficult by filling the carport with more accommodation and increases the potential for for damage to land owned by myself eg tress shrubs and the access road block paving	The Highways Engineer is satisfied with the proposed parking arrangements. The ownership and maintenance of adjacent land is a civil matter which would need to be resolved between the applicant and his neighbour.

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) Adequacy of parking
- (iv) 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 control criteria.

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

- 7.3 The proposal is to convert part of the existing car port to provide an occasional ground floor bedroom. The existing study window will be re-used for the northern elevation and will be set back by approximately 1.3 metres from the front elevation. The property is accessed via a private drive and consequently the development would not be visible from the public realm.
- 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) Adequacy of parking

- 7.5 The current application is to convert part of the car port to living accommodation creating a ground floor bedroom, for occasional use, resulting in four bedrooms at the property. Consequently three on site parking spaces should be provided as outlined in the Havant Borough Council Parking Supplementary Planning Document (July 2016) and in accordance with policy DM13 of the Havant Borough Core Strategy.
- 7.6 Drawing number 21615/04 submitted with the application shows the arrangement of three parking spaces within the curtilage of the front courtyard of the property in addition to the existing garage.

(iv) Effect on neighbouring properties

- 7.7 An objection was submitted with respect to the proposal being detrimental to the overall aesthetics and appearance of the development, however the existing study window is to be re-used for the northern elevation of the study extension and it is considered this would not be harmful to the visual appearance of the property.
- 7.8 Concern was raised regarding a loss of privacy and overlooking the drive and front windows of the property at number 5C Bound Lane. The new window is set in approximately 1.3 metres from the front of the car port which is 8 metres from the site boundary and has an outlook over the private drive. It would therefore not have a view to the front windows of the property at number 5C Bound Lane. In addition, there are existing windows in the front elevation of the property and it is deemed any perception of additional overlooking would be minimal.
- 7.9 Concern was raised with respect to the proposed conversion resulting in the loss of a parking space to the property. The proposal would increase the number of bedrooms from three to four and the requirement as recommended in the Havant Borough Council Parking Supplementary Planning Document (July 2016) is for three off road car parking spaces. A parking plan showing three on site spaces together with the garage was submitted and following consultation the Highways Engineer had no adverse comments.
- 7.10 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to additional overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, 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/16/01137 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:

Drg No. 21615/01 - Block plan and location plan

Drg No. 21615/02 - Existing ground floor and parking plan

Drg No. 21615/03 - Existing first floor, north and south elevations plan

Drg No. 21615/04 - Proposed ground floor and parking plan

Drg No. 21615/05 - Proposed north and south elevations plan

Supporting information dated 09/12/2016

Reason: - To ensure provision of a satisfactory development.