
Site Address:	4 Lapwing Close, Emsworth, PO10 7GS		
Proposal:	Part garage conversion to habitable space/study.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00329	Expiry Date:	17/07/2024
Applicant:	Mr & Mrs Patrick		
Agent:	Mr L Rosenthal	Case Officer:	Robert Riley
	Signature Design Architects Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located to the west side of Lapwing Close. The application site comprises of a detached two storey property comprising red brick and red roof tiles. Vehicular access is from Lapwing Close with parking to the side. The property is located in a modern estate with some properties of similar design and others differing.

2 Planning History

APP/12/00837 - Reserved Matters Application (pursuant of outline planning permission 10/74014/000) for redesign of northern part of the site to provide a total of 161 units (reduction of 32 units) with associated parking and landscaping. , PERM,14/12/2012

APP/14/00536 - Application for written approval that the development has been carried out in accordance with approved details for Planning Permissions 10/74014/000 (outline) and APP/11/01089., PERM,10/07/2014

APP/14/00713 - Discharge of Condition No. 5 of Planning Permission 10/74014/000., PERM,06/08/2014

APP/14/01297 - Partial Discharge of Condition No. 33 of Planning Permission 10/74014/000 relating to plots 93-96 & 103-106., PERM,05/01/2015

APP/17/00300 - Variation of S106 legal agreement relating to Planning Permission 10/74014/000 (Hampshire Farm) to extend the period to procure that the Community Facilities (doctors surgery and pharmacy) are provided on the Community Facilities Land until the 1st December 2017.
Extension of time Agreement until 13th October 2017, PERM,19/10/2017

APP/24/00241 - Application for certificate of lawfulness relating to proposed part conversion of a detached garage for habitable use., WD,23/04/2024

3 Proposal

- 3.1 There is one proposal to the application site:
- Part garage conversion to habitable space/study.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

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

5 Statutory and Non Statutory Consultations

Councillor Charles Robert

No comments received

Councillor Reuben Mychalecky

No comments received

Emsworth Residents Forum

No comments received

Ecologist

This is fine. Modern structure with minimal likelihood of supporting protected species.

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
- (v) Ecology

(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 proposed development would involve the conversion of the garage to become a study in the rear section and to be used as storage space in the front section.

7.4 There would be only minor external alterations to the garage in the form of rear windows and a side window which are considered acceptable upon this outbuilding.

7.5 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)) and Policy D1 of the Emsworth Neighbourhood Plan. 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 conversion of the garage would be used as a study and for storage, which due to the proposed small scale nature of the works, is not considered to have a detrimental impact on residential amenity. Due to no change in footprint, this proposal would not increase overshadowing or a sense of overbearing. With regards to overlooking the side window would face the rear garden of No.4 and No.5 Lapwing Close's garage and its boundary treatment, which is considered acceptable. With regards to the windows at the rear, the agent agreed a condition in an email uploaded on 10/7/24 for these windows to be obscure and therefore these windows would have an acceptable impact regarding overlooking to properties to the rear.

7.7 Consequently, it is considered that the proposal would not appear overbearing or lead to a loss of light, outlook or privacy 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) and Policy D1 of the Emsworth Neighbourhood Plan. It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.8 Due to the works converting the garage, which could be used as a parking space, parking has been assessed during the application process. In light of this, on an email uploaded on 1/7/24, the agent confirmed this was a 3 bedroom property, which would require 2 parking spaces to accord with the Havant Parking SPD. This has also been checked for the original house type confirming 3 bedrooms. The plans show that 2 spaces can be provided on the application site's driveway, and therefore this proposal would accord with the Havant Parking SPD and therefore be considered acceptable.

(v) Ecology

- 7.9 Due to the works to the garage and potential for impacts upon protected bat species, the ecologist was consulted during the application process. The ecologist confirmed that "*This is fine. Modern structure with minimal likelihood of supporting protected species*". In light of this, officers are satisfied that this work would have an acceptable impact upon protected bat species and accord with policy CS11 of the Havant Borough Local Plan.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00329

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:

Drawing Number: 01: PROPOSED SITE PLAN: Uploaded 23/5/24
Drawing Number: 03: PROPOSED GROUND FLOOR: Uploaded 23/5/24
Drawing Number: 05: PROPOSED ELEVATIONS: Uploaded 23/5/24
Drawing Number: 06: LOCATION & BLOCK PLAN: Uploaded 23/5/24

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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first use of the study hereby permitted the windows in the ground floor on the west elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
- Reason:** In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.