

DELEGATED OFFICER REPORT

Site Address: 15 Forsythia Close, Havant, PO9 2FW
Proposal: Garage conversion to form additional bedroom, bathroom and utility area, removal of existing garage door with replacement window to match existing dwelling.
Application Type: Full Planning Permission
Application No: APP/24/00687 Expiry Date: 04/11/2024
Applicant: K Trail
Agent: Mr Peters Case Officer: Robert Riley
 ATP Architectural Design
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 **Site Description**

- 1.1 The application site comprises of a two-storey dwellinghouse located in Havant. The property's materials feature brown brickwork and brown concrete tiles in a gable pitched design. The dwelling features a side adjoined garage. At present parking can be provided by the side adjoined garage and to the side of the main dwelling (to the front of the garage).
- 1.2 The application site is in an area that would be considered urban and residential with other properties on the road having some variation in materials and bulk in evidence.

2 **Planning History**

APP/12/00458 - Single storey extension rear., PERM, 26/06/2012

3 **Proposal**

- 3.1 Garage conversion to form additional bedroom, bathroom and utility area, removal of existing garage door with replacement window to match existing dwelling. Permitted development rights to ordinarily do this, are prevented by condition 5 placed by the permission of application 96/55725/3 as follows:
- (5) The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the local planning authority.

Reason: to ensure the retention of adequate on site car parking in accordance with the standards adopted in the Havant Borough Local Plan and to discourage parking on the adjoining highway in the interests of highway safety/ local amenity.

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)

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

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

No comment received

Councillor Gillian Harris

No comment received

Councillor Phil Munday - St Faiths

No comment received

Hampshire Biodiversity Information Centre

Within 50 metres: Notable and protected species: Common Pipistrelle

Officer Comment: The proposed works will be modest of size and kept at ground floor level. It is not therefore anticipated that there would be a negative impact on 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: 20

Number of site notices: 1.

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 works would be readily visible on the streetscene, however the works entail no extensions to the property but the removal of the existing garage door and its replacement by a window. Furthermore, the external works to turn the garage into a bedroom utility room and shower room are considered to be in keeping with the existing dwelling and the character of the area, and therefore acceptable.

Materials

7.4 No works would impact the roof which is considered acceptable. The agent has confirmed "*the garage door will be replaced with a window to match the existing dwellings style and brickwork to match existing*". this is considered acceptable.

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 2011). 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 dwelling would not be increased in footprint, regarding this, this proposal is considered to be acceptable regarding overshadowing and overbearing concerns. The application proposes a front window to replace the existing garage door, this would face the public realm and is not considered to unacceptably increase overlooking of nearby properties.

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 2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.8 The proposal would remove a parking space on the applicants curtilage. The proposal would keep the dwelling as a 3 bedroom occupancy house, this requires 2 parking spaces to be shown on the curtilage of the application site. This is shown on the plans and this proposal is considered to accord with the Havant Parking SPD and Policy

DM13 of the Havant Borough Local Plan (Core Strategy 2011).

(v) Ecology

- 7.9 The application site has been found to be within 50 metres of a notable and protected species: Common Pipistrelle. However in light of that the proposed works would be of a modest of size and kept at ground floor level. It is not therefore anticipated that there would be a negative impact on protected species and this proposal is considered to accord with Policy DM8 of the Havant Borough Local Plan (Core Strategy 2011).

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/24/00687

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: 24310-B 201.HOU EXISTING AND PROPOSED ELEVATIONS: Uploaded 13/8/24
Drawing Number: 24310-B 102.HOU: PROPOSED FLOOR PLANS: Uploaded 9/9/24
Drawing Number: 24310-B 105.HOU: BLOCK PLAN WITH PARKING: Uploaded 9/9/24
Drawing Number: 24310 101.HOU AMENDED EXISTING FLOOR PLANS: Uploaded 7/10/24
Email Named: CORRESPONDENCE ON MATERIALS: Uploaded 10/10/24

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.

