



## PLANNING STATEMENT

**Application for garage conversion including extension forward of existing garage on side elevation of the dwellinghouse to the front main wall at 17 Sandy Beach Estate, Hayling Island, PO11 9RG.**

**Applicant: ROBERT WILKINS**

Studio Charrette has been instructed by Robert Wilkins to apply for planning permission for the conversion of the existing detached garage at the side of the dwellinghouse to ancillary living accommodation and a forward extension of the garage to the front main wall of the house, provide an additional bedroom, a small bathroom and an entrance room.

The application comprises the following: -

- Application Form
- P1 – Location Plan 1:1250 @ A3 and Existing and Proposed Block Plan 1:500 @ A3
- P2 – Existing Floor Plans 1:100 @ A3
- P3 – Proposed Floor Plans 1:100 @ A3
- P4 – Existing Elevations 1:100 @ A3
- P5 – Proposed Elevations 1:100 @ A3
- Planning Statement
- CIL Form



**Studio Charrette**

**The Clubhouse, 50 Grosvenor Hill, London, W1K 3QT**

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## THE APPLICATION SITE

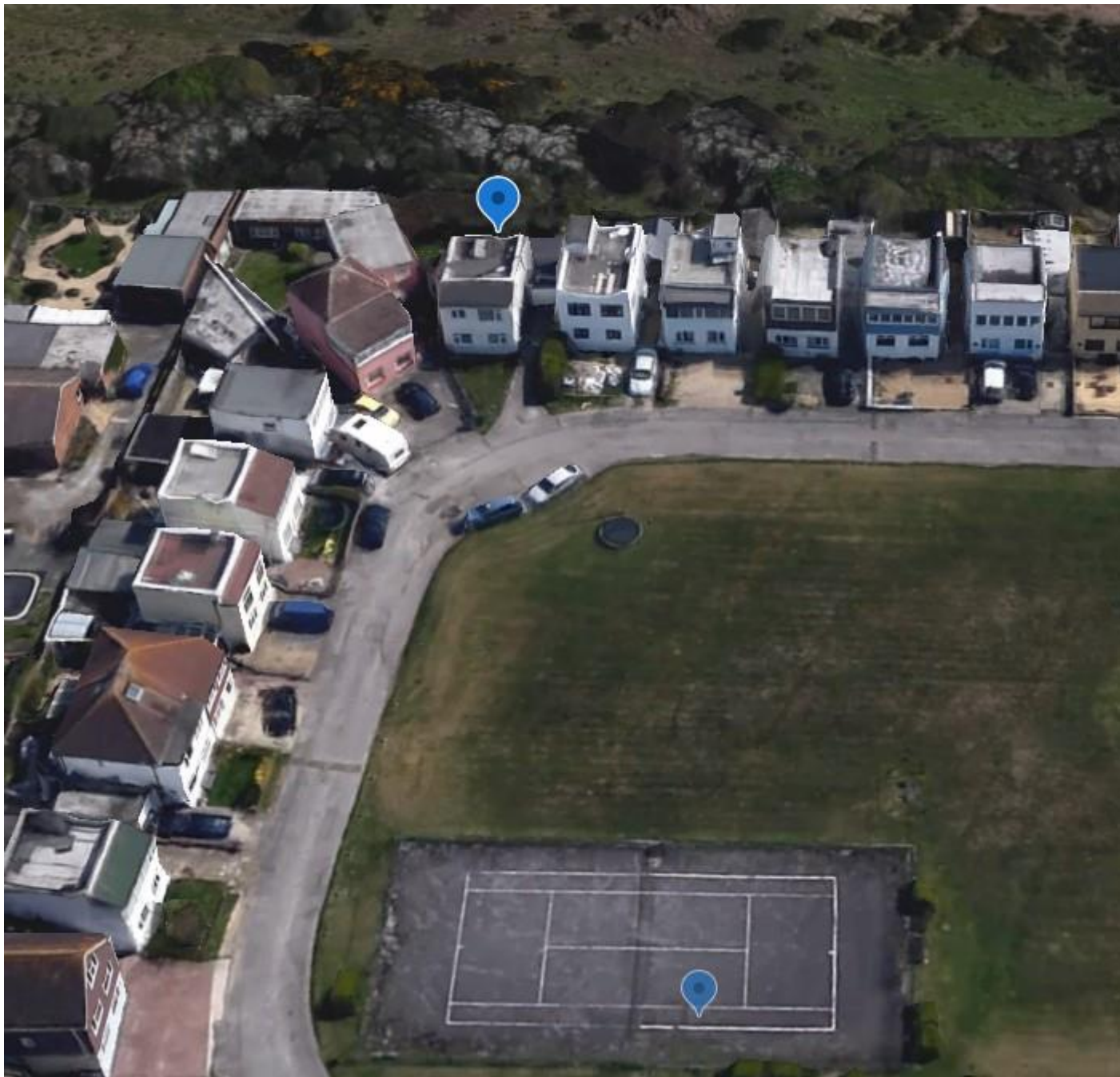
17 Sandy Beach Estate is a two-storey property, an upside down house with 3 bedrooms on the ground floor and living accommodation above. There is a garage at the side of the property which appears to have been built after the original dwellinghouse. The garage is set back from the front elevation of the dwellinghouse and the present proposal is to convert the garage to living accommodations to provide a bedroom, small bathroom and an entrance room. It is also proposed to extend the garage floor to line through with the main front wall of the dwellinghouse. Sandy Beach Estate road is a private road off Wheatlands Avenue, Hayling Island. It is not a Conservation Area and the building is not a Listed Building. The other properties on Sand Beach Estate are primarily detached properties with small gardens encircling a large rectangular amenity area which includes tennis courts. Adequate parking remains on driveway and forecourt and layby.



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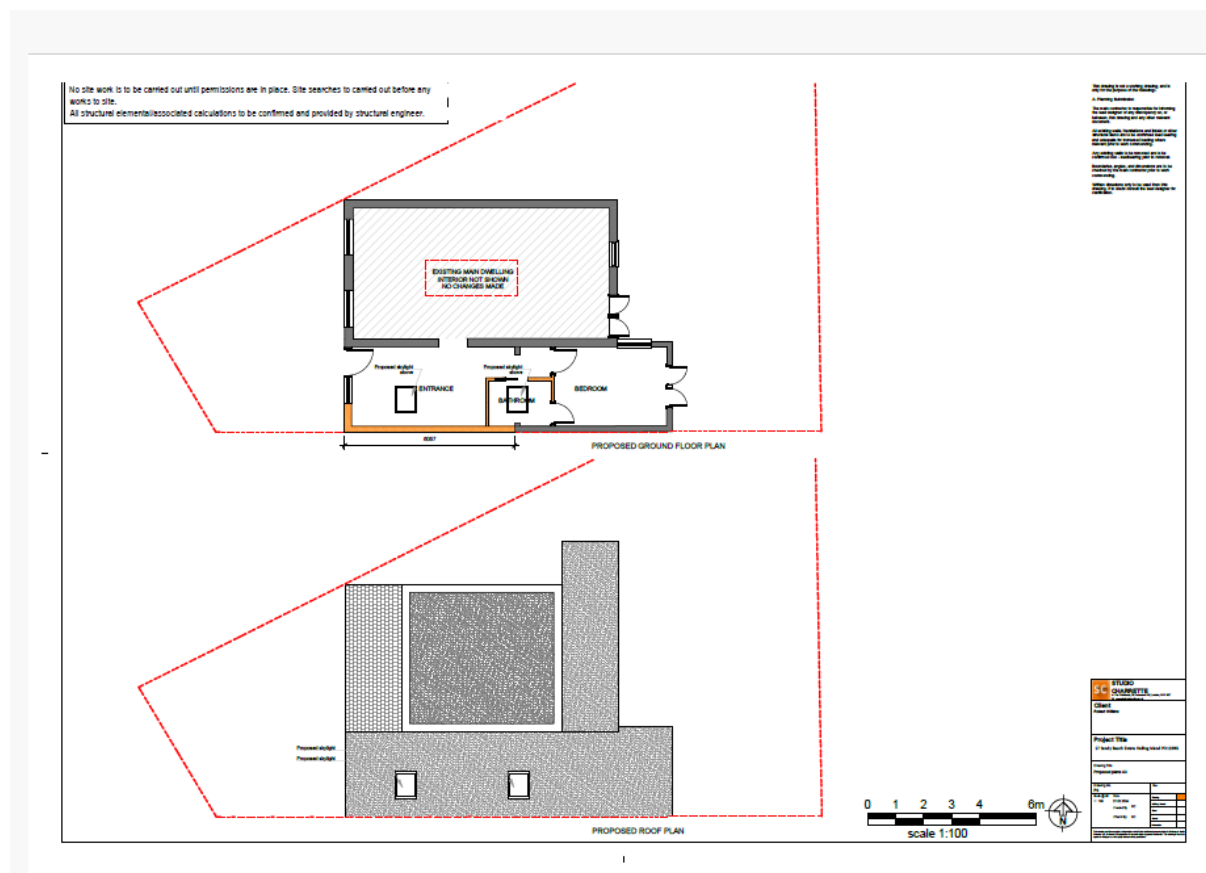
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## THE PROPOSAL

It is proposed to convert the existing attached garage at the side of the property to living accommodation to provide an additional bedroom and small bathroom. The garage will be extended forward to the front main wall of the dwellinghouse and the accommodation will be ancillary to the existing dwellinghouse. The existing garage measures 5.4m in length, 3.1m wide. The proposed forward extension of the garage will measure 6.057m in length by 3m in width by 2.4m in height. The roof will be a flat roof with a rubberoid finish. The walls will be the existing garage and the extension forward would be rendered to match the existing dwellinghouse.



## POLICY BACKGROUND

The NPPF September 2023 advises at Paragraph 47 that *“planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise....”*

The NPPF also repeats at Paragraph 11 that there is a presumption in favour of approving sustainable development.

The policy framework for Havant Borough Council comprises:-

- The Core Strategy 2011
- The Allocations Plan 2014
- Emerging Local Plan currently at an early stage
- The Interactive Policy Map

The site is within an established residential area and residential development is to be encouraged.

## ASSESSMENT

The proposal is for the use of the attached garage for living accommodation ancillary to the main dwellinghouse. The garage is to be extended forward to provide an additional bathroom and small entrance room and will remain ancillary to the main dwellinghouse. There is adequate parking in front of the extension to accommodate vehicles. The extension is flat roofed as are most of the properties in this area in view of the proximity to the sea. The proposal would have been Permitted Development if not for the narrowness of the existing dwellinghouse. The proposed extension exceeds half the width and planning permission is required on this criteria alone.

## CONCLUSION

The proposed conversion and extension will provide necessary ancillary living accommodation to the existing dwellinghouse and it is considered that the design of the extension is appropriate in this location and will have no adverse effect on the amenities of the adjoining

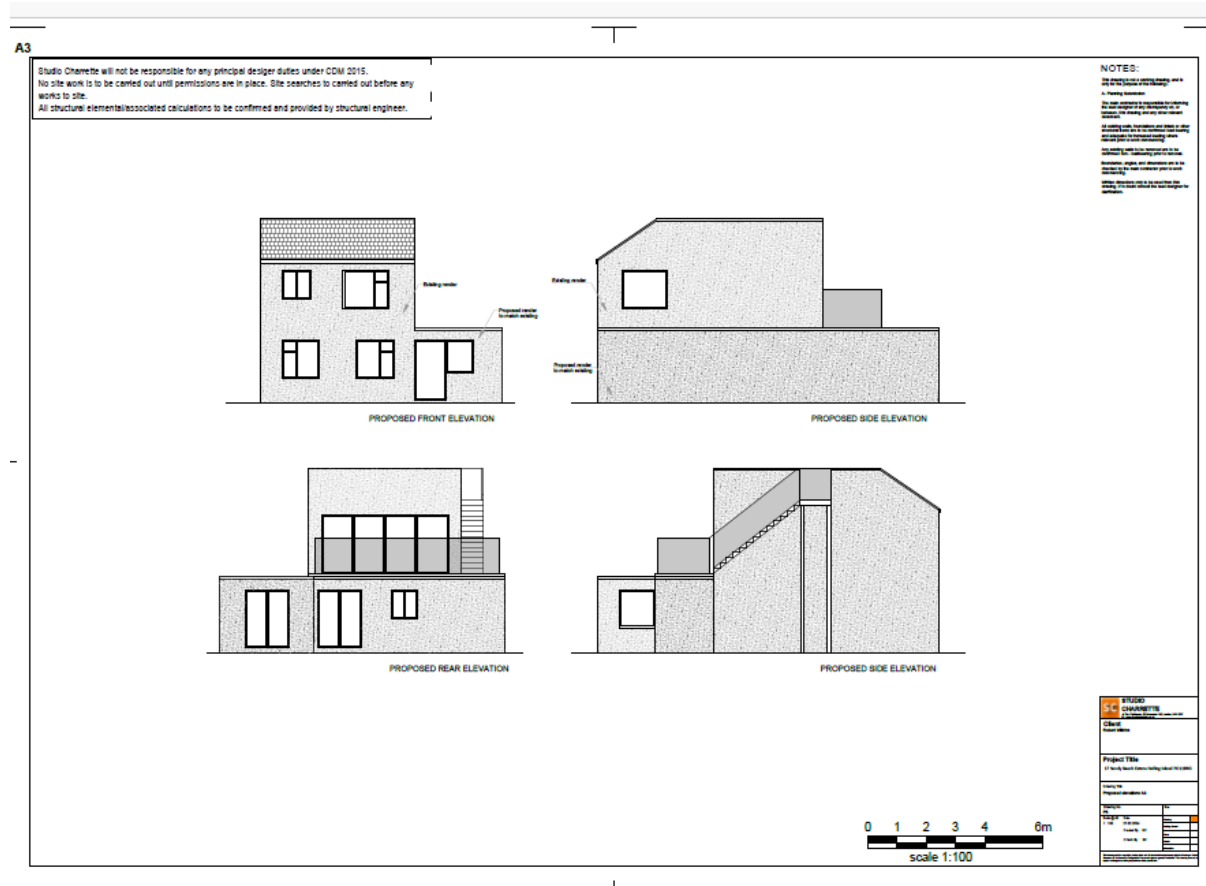


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residents or the character of the area generally. There is a presumption in favour of the proposal which is considered to be appropriate in this location.



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Planning Consultant

Date: June 2024



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