

Site Address: 11 Manor Way, Hayling Island, PO11 9JH

Proposal: Garage conversion including garage door replaced with window to form additional living space, alterations to front boundary wall, extension of existing dropped kerb and all windows/ doors to be replaced.

Application Type: Full Planning Permission

Application No: APP/22/00792 **Expiry Date:** 21/10/2022

Applicant: Mr & Mrs Graham

Agent: Mrs Taylor **Case Officer:** Denise Sheath
Thorns Young Architectural

Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Manor Way, Hayling Island, is a two storey detached dwelling constructed with dark red/brown brick. The property has a hung tiled roof with 3No. roof lights to the front roof slope with a flat roof dormer to the rear. The frontage of the property is hard surfaced leading to the entrance and integral garage, with a laid to lawn area to the north eastern frontage. The property has a 1m high brick wall with brick piers to the front boundary with wooden fencing to both front side boundaries.

2 Planning History

APP/14/00633 - Retrospective planning application for rear dormer window, three roof lights on the front elevation and side window to gable end. PERM 22/08/2014

3 Proposal

Garage conversion including garage door replaced with window to form additional living space, alterations to front boundary wall, extension of existing dropped kerb and all windows/ doors to be replaced.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

Thank you for your reconsultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant has now confirmed the length of extended dropped kerb to be 7.231 metres.

It is recommended to the applicant that they should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link:

Apply for a vehicular access | Hampshire County Council (hants.gov.uk). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above, the Highway Authority provide no objections to this planning 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: 11

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) Flood Risk
- (v) Parking

(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 development is to convert the garage into a larger kitchen area following the remodelling of the internal layout of the property. The proposal will replace the existing garage door with a 1No. new window flush with the front elevation, and 2No. glazed panels within the roof slope of the existing single storey protruding frontage. The brickwork to be used will match the brickwork on the existing dwelling.
- 7.4 Part of the proposal includes the replacement of all brown timbered framed windows and doors with white UPVC windows and doors. The change of the material and colour of the fenestration would not be out of keeping within the character of the streetscene many of the properties have white UPVC fenestration.
- 7.5 The last element of the proposal is for the alteration to the front boundary wall reducing the length from 4.9m to 2.7m to allow for an extension to the existing dropped kerb. It is not considered the reduction of the length of the front boundary treatment would have a harmful impact upon the character of the streetscene.
- 7.6 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) Effect on neighbouring properties

- 7.7 It is not considered that the proposed alterations to the properties in the form of change of fenestration material, the installation of a new window to the front elevation in place of the garage door, 2No. glazed panels within the roof slope of the existing single storey protruding frontage, as well as the alterations to the front boundary wall and extension of the dropped kerb would have an adverse impact on the adjoining or surrounding neighbouring properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Flood Risk

- 7.9 The proposed alterations fall within the definition of 'minor development in relation to flood risk and does not require a consultation or further action.

(v) Parking

- 7.10 The proposal would involve the removal of a parking space provided by the garage. In accordance with the Council's Residential Parking Standard SPD, 3 spaces are required for a property of this size. The proposed ground floor plan has shown that there is sufficient space to the front of the house to provide off road parking for 3 vehicles. Accordingly, it is recommended that a condition be attached to the planning permission to require that the parking spaces shown are provided and retained.

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/22/00792 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:

Application Form - Received 26 August 2022
Flood Risk Assessment - Received 25 August 2022
Location Plan - Received 17 August 2022
Block Plan - Received 25 August 2022
Existing and Proposed Elevations and Floor Plans - Drawing No. 6156.22.1
Rev A - Received 03 October 2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 The development shall not be brought into use until a minimum of 3No. parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.