
Site Address: 19 Lucerne Avenue, Waterloo, PO7 6BB
Proposal: Conversion of garage into habitable room with external alteration and raising of existing roof height
Application Type: Full Planning Permission
Application No: APP/22/01118 Expiry Date: 16/01/2023
Applicant: Mrs J Robinson
Agent: Mr L McIlveen Case Officer: Jenni Price
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached bungalow situated on the western side of Lucerne Avenue on level ground. The bungalow is constructed of a mixture of facing brickwork, tile hanging, render and concrete tiles. The bungalow is separated from the dwelling to the north by a driveway which runs along the side of the bungalow providing ample space to accommodate three cars onsite via the driveway which also wraps around to the front of the property. The amenity space to the front is modest in size and is currently laid as part hard-surfacing and part lawn.
- 1.2 To the rear of the dwellinghouse the garages between the subject property and No 21 form part of the rear curtilage boundary and provide sufficient screening to a depth of 4.2m. The remaining curtilage consists of a mixture of hedging and timber fencing approximately 1.8m high to the rear and side boundary between No 19 and No 17 Lucerne Avenue. The garden space is adequate in size and laid with patio paving and grassed area.

2 Planning History

61/12243 - for substitution of bungalow types, UNK,09/02/1961

3 Proposal

Conversion of existing garage into a habitable room and raise height of the roof.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non-Statutory Consultations

None.

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: 7

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

(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 proposed consist of the raising of the existing garage roof; replacement of the garage door fronting Lucerne Avenue with a window; the installation of a new window in the rear elevation; and replacing with a double door and 2 small windows either side of the door in the elevation that faces into the garden area. The proposal is considered to have an acceptable impact on the visual appearance of the subject property due to the modest height increase of the roof by 0.2m, the small alterations to the front, and as the garage is set back from the front elevation of the main property by 8.6m the changes are considered minimal.

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) Effect on neighbouring properties

- 7.6 The proposal will include the replacement of the garage door with a window; the insertion of a window in the rear elevation of the garage; and the removal of a door that faces onto the garden area with a double door with 2 small windows centred in the elevation that will face into the garden area towards the shared boundary with no. 17. The existing garage is set away from this boundary by 8.2m where there is also a 1.8m high boundary fence.
- 7.7 The proposal will involve the increase in the height of the garage roof by approximately 0.2m which is considered to be a modest increase and due to the roof being flat it is considered that the works would not result in any loss of light or overshadowing.
- 7.8 The subject property and no. 21 are separated by the individual driveways that lead up to the garages sited to the rear. Although the works proposed to the rear exceed the height of the garage at No 21 which forms part of the curtilage boundary between the dwellings it is considered that the alterations are minimal and acceptable in this instance. As the works proposed at the subject property shall not exceed the depth of the existing garage it is considered that the conversion of the garage shall have a limited and acceptable impact on No 21. The windows of the proposal face into the garden area, therefore it is considered that privacy levels are to be retained and acceptable.
- 7.9 The use of matching materials is recommended, and therefore supported, by the Havant Borough Design Guide SPD. The proposed development would not be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection were received with respect to the proposed development.

(iv) Parking

- 7.10 The Havant Borough Parking SPD was adopted in July 2016 (and partially updated in September 2019) and supplements Policy DM13 in the Havant Borough Local Plan (Core Strategy) 2011. Table 4A (p10) of the Parking SPD states that the minimum vehicular parking requirement for a 2-bed dwellinghouse is 2no. vehicular parking spaces.
- 7.11 The required 2no. parking spaces will comprise of the spaces to the front of the garage and the 1no. vehicular parking spaces that is within the front curtilage of the property. (2.4m x 4.8m as per the SPD's recommendations) This is deemed to be acceptable.

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/22/01118 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:

Sheet 1 Revision 2 Existing and Proposed Floor Plan

Sheet 2 Revision 1 Existing and Proposed Front and Side Elevations

Sheet 3 Revision 1 Existing and Proposed Rear Elevation, Block Plan and Site Plan

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 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.