
Site Address: 44 Nore Crescent, Emsworth, PO10 7NB
Proposal: Conversion of the existing garage / utility room to habitable space including raising the existing flat roof and installing a pitched roof to match the existing.
Application Type: Full Planning Permission
Application No: APP/23/00974 Expiry Date: 05/02/2024
Applicant: Mr & Mrs Blanchard
Agent: Mr Davison Case Officer: Denise Sheath
 iDraw Limited
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

44 Nore Crescent, Emsworth, is a detached bungalow constructed with a facebrick slip to the bottom of the property with cream rendered elevations and a hung tiled roof. The property benefits from a flat roof attached garage and rear extension. The front of the property is block paved to allow for the off road parking of vehicles. The front boundary treatment consists of a brick wall with two entrance/exits on to Nore Crescent. The front, front side, rear and rear side boundary treatments consist of close boarded wooden fencing. The rear garden area is laid to lawn.

2 Planning History

APP/11/00126 - Single storey front extension to garage. PERM - 03/05/2011
57/05144 - Outline for layout of roads and footpaths for residential development.
09/10/1957

3 Proposal

Conversion of the existing garage / utility room to habitable space including raising the existing flat roof and installing a pitched roof to match the existing.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

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

5 **Statutory and Non Statutory Consultations**

Emsworth Residents Forum

No comments received

Southern Gas Network

No comments received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

1 Objection Received - Summary of objection:

Proposed Plans show an encroachment onto neighbouring property

Officer Comment: Amended plans were submitted on 26 January 2024 removing the encroachment

Summary of Objection Following receipt of amended plans:

- No fences are to be removed and no access will be granted on the neighbouring property's land for the purpose of constructing the extension

Officer Comment - This is not a planning consideration and would be a civil issue between the parties involved

- Dispute regarding the boundary line

Officer Comment: The agent has confirmed the proposed development is wholly within the curtilage of the application site and the plan location plan provided shows the correct boundary lines. Therefore any dispute regarding boundaries would be a civil issue between the parties involved.

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 proposal is to convert the existing attached flat roof garage into an extension of the existing kitchen area creating a dining space and create a utility room. Part of the proposed amendments to the garage will include a new hipped design roof with an eaves height of 2.6m and a maximum height of 3.7m. The existing garage door will be bricked up and replaced by a window. The materials to be used will match the existing render material of the bungalow. The proposed alterations would be more in keeping in the context of the existing bungalow and would not create a harmful visual impact upon the character of the streetscene.
- 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

- 7.5 The proposed alterations to the garage would have a distance of approximately 33m from the front facing elevation of the neighbouring property to the front (No. 25 Nore Crescent). It is therefore considered that any impact upon this neighbouring property would be minimal and acceptable.
- 7.6 The proposed garage alterations would be a significant distance from the neighbouring properties along the eastern and southern boundaries. It is therefore considered any impact from the proposed development upon these neighbouring properties would be minimal and acceptable.
- 7.7 The proposed roof alteration to the existing garage would increase the roof height by 1.1m at its maximum. However there is already building bulk in this location in the form of the existing garage, and the hipped design would slope away from the shared boundary with the neighbouring property to the west No.42 Nore Crescent. Following the receipt of revised plans it has been demonstrated that the works would not involve any encroachment over the boundary line with this property. It is not considered the increase in roof height would have a significant impact upon this neighbouring property over and above what is already existing. It is therefore considered that the proposed alteration to the garage roof would have a limited and acceptable impact upon this neighbouring property.
- 7.8 Consequently, it is considered that the proposal will 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).

(iv) Parking

- 7.9 As part of the proposal is to convert the existing garage into habitable rooms the use of the garage as parking would become obsolete. Therefore the three bedroom property would require 2No. spaces to comply with the parking SPD standard.

The Block Plan provided has demonstrated that 2No. spaces are available to the front of the property which would therefore comply with the parking standards. A condition has been recommended to ensure that 2 parking spaces are provided at all times.

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.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00974 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 11 December 2023
Location Plan, Existing and Proposed Block Plan - Drawing No. 20.347.101
REV B Received 29 January 2024
Existing and Proposed Floor Plans and Elevations - Drawing No. 20.347.100
REV B - Received 26 January 2024

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 development shall not be brought into use until a minimum of 2No. 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.