
Site Address:	27 Nevinson Way, Waterloooville, PO7 5FW		
Proposal:	Conversion of garage into habitable room to include the insertion of a window on the front elevation & provision of 1No. additional parking space to front		
Application Type:	Full Planning Permission		
Application No:	APP/22/00667	Expiry Date:	29/08/2022
Applicant:	Mr Dearing		
Agent:	Mr Lambert	Case Officer:	Lewis Ford
	PWP Architects		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 27 Nevinson Way, Waterloooville, PO7 5FW.

The site forms part of Berewood (Phase 2) of the Waterloooville Major Development Area (MDA) which is a modern urban extension comprising residential, employment, education, and minor retail development, supplemented with green infrastructure and amenity spaces. In terms of Nevinson Way, this is a cul-de-sac in the eastern section of Berewood (Phase 2), close to A3 London Road.

The site, itself, is located at the end of Nevinson Way and includes a detached, 2.5 storey, 4-bedroom dwellinghouse with an integral garage. The dwellinghouse includes brick and tile construction, along with white UPVC windows and white textured render at first floor. The front curtilage includes hard surfacing and minor soft landscaping to provide 2no. vehicular parking spaces and a pedestrian path to the front door.

2 Planning History

APP/10/00828 – OUTLINE PERM in April 2012 for the development of approximately 2,550no. dwellings including the construction of a new access from Ladybridge Roundabout, Milk Lane, and completion of Maurepas Way access, a local centre (comprising retail community building, land for health care, land for elderly care), public house and land for 2no. primary schools, land for a nursery, land for employment uses, associated amenity space, substantial green infrastructure, SuDS, land for allotments, main pumping station, land for cemetery, restoration of River Wallington, together with landscape structure plan.

APP/14/00032 – RESERVED MATTERS APPROVAL in June 2014 for Berewood (Phase 2) – within Waterloooville MDA - comprising 246no. dwellings, together with the discharge of Condition Nos 3, 4, 11, and 16 – of Outline Permission ref APP/10/00828.

3 Proposal

Conversion of garage into habitable room to include; the insertion of a window on the front elevation; and provision of 1no. additional parking space to front.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Patrick

No comment.

Councillor E Lloyd

No comment.

Councillor S Milne

No comment.

Developer Services, Southern Water

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of Xs.

The information shown in this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Officer comment: *The proposed development is for a garage conversion and front curtilage landscape works to provide an additional car parking space. It is not anticipated that any excavation works will take place; however, a standard Informative has been included.*

Portsmouth Water Company

We have no adverse comments to make on this development due to the small nature and location.

Southern Electric

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk.

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com.

Officer comment: *The proposed development is for a garage conversion and front curtilage landscape works to provide an additional car parking space. It is not anticipated that any excavation works will take place; however, a standard Informative has been included.*

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 Outline Planning Permission was granted on 18 April 2012, under ref. **APP/10/00828**, for the **West of Waterlooville (WoW) Major Development Area (MDA)**. The Waterlooville MDA will (upon completion) comprise 2,550no. dwellings, a local centre, primary schools, employment, and associated infrastructure. The subsequent Reserved Matters for **Berewood (Phase 2)** – which forms part of the Waterlooville MDA – were approved on 24 June 2014 under ref. **APP/14/00032**. For the avoidance of doubt, the site is in Berewood (Phase 2) and the Reserved Matters Approval included **Planning Condition No.4** which has been replicated below as follows:

The garages and integral carports 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 provision and retention of the garage and parking spaces in the interests of the local amenity and highway safety and having due regard to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

- 7.2 In having due regard to Condition No.4 (above), and the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Parking

- (i) Principle of Development

- 7.3 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

7.4 The proposed development would include the following:

- (1) Conversion of the existing garage into a habitable room; and
- (2) Insertion of 1no. window on the front elevation (to replace garage door); and
- (3) Provision of 1no. additional parking space in the front curtilage of the property.

7.5 The existing garage door would be replaced with bricks and a white timber double glazed window to match the existing dwellinghouse, whilst the new additional parking space would include a continuation of the existing buff tarmac. The use of matching materials is recommended, and therefore supported, by the Havant Borough Design Guide SPD. As such, it is considered that the proposed development would not result in an adverse impact on the visual amenity of the locality and, as such, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

7.6 The proposed development would comprise the conversion of the existing garage into a habitable room or, more specifically, an office and/or day room. As part of the above, an internal access from within the property will be created. The insertion of 1no. window on the front elevation to replace the existing garage door would not lead to an increase in overshadowing, loss of light, overlooking and/or loss of privacy to neighbouring properties above existing levels. As such, 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

7.7 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 4-bed dwellinghouse is 3no. vehicular parking spaces.

7.8 The required 3no. parking spaces currently comprise the integral garage and the 2no. vehicular parking spaces within the front curtilage of the property. The proposed development would include the reconfiguration of the front curtilage to provide 3no. parking spaces (2.4m x 4.8m as per the SPD's recommendations) in buff tarmac to mitigate the loss of the existing garage. The existing front path would be realigned to accommodate the 3no. parking spaces whilst the remainder of the front garden (i.e., the existing metal fence and slate chippings) would remain unchanged. The above is deemed to be acceptable – subject to appropriate conditions – as it would utilise matching external materials and deliver a front curtilage which accords with the character and design of the existing locality.

8 Conclusion

8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00667 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:

Drg No: 5888-1000 – Location Plan and Block Plan

Drg No: 5888-1100 – Existing Site Plan

Drg No: 5888-1200 – Existing Floor Plans and Elevations

Drg No: 5888-1201 – Proposed Floors Plans and Elevations

Amended Proposed Site Plan (Published 30 August 2022)

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used for the garage conversion shall match in type, colour, and texture to those of the existing building so far as practicable, whilst the external materials used for the 1no. additional car parking space shall comprise buff tarmac to match the existing driveway.

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 three (3) vehicular parking spaces (measuring 2.4m by 4.8m each) have been provided, surfaced, and marked out within the front curtilage of the site in accordance with the hereby approved Amended Proposed Site Plan (Published 30 August 2022). The three (3) vehicular parking spaces shall thereafter be permanently retained and used solely 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.