
Site Address: 17 Elderfield Close, Emsworth, PO10 7QW
Proposal: Garage conversion into a habitable space with re-location of front entrance and new fenestration.
Application Type: Full Planning Permission
Application No: APP/24/00085 Expiry Date: 04/04/2024
Applicant: Mr Brooks
Agent: Mr Walker Case Officer: Josephine Lacey
 Parkers Design
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

17 Elderfield Close, Emsworth, is a detached two storey dwelling on the south side of Elderfield Close. The roof is pitched, and the gable ends and front and rear elevations are facebrick. The windows are uPVC with lime green vertical boards either side of the first floor windows. The garage door within the front elevation matches this lime green colour. The front door and ground floor window slightly extend from the front elevation with a mono pitched roof, while the garage has a pitched roof with the garage door within the gable. Within the frontage there is a section of hardstanding for a driveway leading to the garage adjacent a grass lawn with bushes and trees on the perimeter. The surrounding houses within the road are of similar design and scale with some variation in the context of the ground floor front elevations; some with mono-pitched garage roofs adjacent bay windows, and others without garages.

2 Planning History

APP/24/00183 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3 metres.

3 Proposal

Garage conversion into a habitable space with re-location of front entrance and new fenestration.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Grainne Rason

No comment received.

Councillor Lulu Bowerman

No comment received.

Councillor R Kennett

No comment received.

Emsworth Residents Forum

No comment 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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 does not significantly alter the footprint of the dwellinghouse. The primary change is that the garage door would be replaced with a front access door and small adjacent window. Additionally, there would be a window of the same dimensions of the existing front door in the door's original location on the front elevation. The windows would be uPVC to match existing. There would also be two skylights within the front single storey roof. To the rear, the rear access door would be removed. These proposed changes are considered in keeping with the main dwelling and the surrounding area.

- 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 To the east is no.15 Elderfield Close. There would be no additional windows facing this property and the footprint is not increased; therefore there is unlikely to be loss of privacy, light or outlook to this neighbouring property as a result of this proposal, and it is not considered to be overbearing.
- 7.6 To the west is 23-27 Elderfield Close. There would be no additional windows facing this property and the footprint is not increased; therefore there is unlikely to be loss of privacy, light or outlook to these properties as a result of this proposal, and it is not considered to be overbearing.
- 7.7 Opposite the application site is no.s 26 and 35 Elderfield Close, though neither property is directly opposite, and the distances between them are 24m and 28m. Therefore, the proposed changes are unlikely to have any significant impact on light, outlook and privacy to these neighbouring dwellings.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.8 This property has three bedrooms. It is noted that in accordance with the Havant Borough Council Parking SPD, three bed properties must have space within their curtilage for a minimum of two cars per household. The applicant has provided a location and block plan showing space for three cars. This sufficiently meets the requirements of the SPD. An extension to the existing hardstanding will be

constructed under permitted development rights with porous materials. A condition has been applied to this permission requiring at least two spaces to be available and retained before the development is commenced.

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. In addition, there would be sufficient parking for the size of the property as shown by the Block Plan with Parking. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00085 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:

11 Mar 2024	P0	AMENDED - LOCATION & BLOCK PLAN
11 Mar 2024	P1	AMENDED - EXISTING & PROPOSED
GROUND FLOOR PLANS		
11 Mar 2024	P2	AMENDED - EXISTING & PROPOSED
FIRST FLOOR PLANS		
11 Mar 2024	P3	AMENDED - EXISTING & PROPOSED
FRONT AND REAR ELEVATIONS		
11 Mar 2024	P4	AMENDED - EXISTING & PROPOSED
LEFT & RIGHT ELEVATIONS		
08 Feb 2024	P0	BLOCK AND LOCATION PLAN WITH
PARKING		

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be commenced until a minimum of 2 parking spaces have been provided within the curtilage of the site in accordance with the plans hereby approved and thereafter all of those spaces kept available for such purposes. All parking spaces provided to secure compliance with this condition shall, with the exception of the existing driveway, be constructed wholly of porous materials.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Council Parking Supplementary Planning Document and the National Planning Policy Framework.

