
Site Address: 3 Winfield Way, Emsworth, PO10 7SE
Proposal: Conversion of existing garages into living accommodation.
Application Type: Full Planning Permission
Application No: APP/22/00283 Expiry Date: 05/07/2022
Applicant: Ms Brown
Agent: Ms Mottershead Case Officer: Selina Donophy
JM Designs Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

No 3 Winfield Way is one of three properties built as a small collective group of flats above garages. This area also includes 5 parking spaces and is accessed off Winfield Way. No 3 Winfield Way is a two bedroom flat built over a block of 4 garages, and is linked to No 2 by a central external staircase. The site is located on the east side of Winfield Way.

2 Planning History

None relevant

3 Proposal

Conversion of existing garages into living accommodation.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith

No comment

Councillor Lulu Bowerman

No comment

Councillor R Kennett

No comment

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: 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 This proposal comprises an alteration to the layout at first floor level as well as the conversion of 3 of the garages at ground floor level to create habitable space at ground floor level. The internal alterations include moving the bedrooms to the ground floor - the rear bedroom would be removed to make way for a stairwell and the front bedroom would be converted into a study/playroom. At ground floor level the garage to the western side would be retained and the existing three garages would be converted into 2 bedrooms and a shower room. These rooms would each be served by one window each to the south elevation, replacing the garage doors and brickwork would be added to match existing. A new doorway would be added to the east elevation and a door and window would be added to the rear (north) elevation .
- 7.4 This proposal would result in a change to the appearance of the apartment building however this change is not considered to be harmful to the character of the property nor the surrounding area. It is noted that no 2 , the adjacent dwelling has also converted the ground floor although there is no specific planning application for the conversion on file. The addition of the windows and use of the ground floor space in principle would not be contrary to Policy CS16 of the Havant Borough Design Guide nor Policies D1, D2 and D3 of the Emsworth Neighbourhood Plan .
- 7.5 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 To the east of the application site is no 2 Winfield Way . The applicant has confirmed there is a right of access across the land of no 2 in order to access the rear garden/side door. The proposals are not deemed to result in harm to the amenity of this property. To the north is no 4 and to the south is no 1 - the proposal is not considered to result in harmful impact to any surrounding properties.
- 7.7 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) Parking

- 7.8 The proposal would result in the loss of 3 garage spaces . The applicant states these are currently rented out as storage space and not in use by the applicant. The land to the south of the site within the red line is proposed as parking space for two vehicles and it was noted on a site visit that other properties have used the space to the front of the flats as parking. The use of this space for parking would not intrude on the entrance road and is deemed acceptable. The property could potentially have 3 bedrooms if the study were to be used as such and the parking allocation would still meet the requirement for a 3 bedroom property. It is an unusual site in that there are 4 parking spaces at ground floor level which were approved in the 1950's which appear to have been allocated elsewhere and have since been bought into ownership by the flat above - it is noted an application was refused at no 1 Winfield Way to the south in the 1980's due to loss of parking however it is considered that due to the context of the site as it currently stands, the loss of the parking spaces would not result in unacceptable loss of parking for the area and is therefore 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/22/00283 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:

Block plan uploaded on the 11.05.2022
Location plan uploaded on the 11.05.2022
EB/22/01 Existing and proposed elevations
EB/22/03 Proposed first floor plan
EB/22/04 Proposed ground floor plan
Planning Statement uploaded on the 08.04.2022

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.