
Site Address:	3 Marrels Wood Gardens, Purbrook, Waterloooville, PO7 5RS		
Proposal:	Conversion of existing garage to living accommodation; erection of single detached garage.		
Application No:	APP/15/00948	Expiry Date:	23/10/2015
Applicant:	Mr Jon Dodd	Team:	Team 1
Agent:	Mr D P Manns	Case Officer:	Karen Wooden
	D M Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

3 Marrels Wood Gardens is a detached two storey dwelling located within St Johns Conservation Area. Marrels Wood Gardens is located to the west of London Road, Purbrook.

The property currently benefits from a driveway and integral garage, with gardens to the side and rear. The character of the area is residential and consists of similar detached dwellings.

2 Planning History

None relevant to this application.

3 Proposal

The proposal is to convert the existing integral garage into living accommodation and construct a detached single garage to the west of the dwelling.

The conversion of the existing garage would usually fall within Permitted Development but a condition was placed on the original permission stating the garage doors were to be retained in the interests of the amenities of the Conservation Area

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: St Johns

5 Statutory and Non Statutory Consultations

Conservation Officer

The house forms part of a modern development located within a Conservation Area. On the basis of the submitted plans I do not consider the development will materially impact on the character and appearance of the Conservation Area.

Southern Water

We request that should this application receive planning approval, the following informative is to be attached to the consent:

"A formal application for connection to the public sewerage system is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Please note:

- No development or new tree planting should be located within 3 metres either side of the centreline of the surface water sewer
- No new soakaways should be located within 5 metres of a public sewer
- All existing infrastructure should be protected during the course of construction works

Furthermore, due to changes in legislation that came into force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

Arboriculturalist

The proposed build for the new garage should not be in conflict with the adjacent off site TPO Ash tree, however the proposed access drive may be in conflict with the trees Root Protection Area. This should be confirmed by an Arboricultural Consultant and if so then an Arboricultural Method Statement (AMS) must be submitted.

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: 2

Number of site notices: At least one site notice exists - check the number.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Impact upon Conservation Area

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed changes will be visible from the public realm, however the proposed materials to be used on both the main dwellinghouse and the detached garage will ensure that the design and appearance are in context with the existing property and the character of Marrels Wood Gardens. Therefore the proposal meets the objectives of the Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Impact upon residential amenity

Due to the location of the proposed detached garage, it is considered that this will not cause unacceptable harm to the amenity of the neighbours. No objections have been received in relation to this proposal. Therefore the proposal meets the objectives of the Borough Design Guide and policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iv) Impact upon the Conservation Area

The Conservation Officer has raised no concerns with regard to this proposal providing the materials used are as stated in this application as these will match the existing and therefore protect the character of the Conservation Area, meeting the criteria of policy DM8 of the Havant Borough Local Plan (Core Strategy).

8 Conclusion

It is considered that the proposals would not cause any unacceptable harm to the character and appearance of the area or neighbour amenity and therefore this application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00948 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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:

Location Plan - received 28.08.15

Block Plan - received 28.08.15

Existing and Proposed Plan - DODD 01A (Rev B)

Reason: - To ensure provision of a satisfactory development.

- 3 The construction of the detached garage shall not commence until a Method Statement in relation to its installation and the impact upon the root protection area of the Common Ash tree subject of TPO 1472 (located within the curtilage of No. 4 Marrels Wood Gardens) shall have been submitted to and approved in writing by the Local Planning Authority. The construction shall then be carried out in accordance with the approved details.

Reason: To safeguard the health and wellbeing of the tree and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The external materials to be used shall match in type, colour and texture those on the existing building.

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 2012.