
Site Address:	1 Glenmore Gardens, Waterloooville, PO8 8BS		
Proposal:	Proposed garage conversion to habitable accommodation.		
Application No:	APP/21/011179	Expiry Date:	09/12/2021
Applicant:	Mr Stevens		
Agent:	Mr Bennett	Case Officer:	Selina Donophy
	Kalotec Limited		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached chalet bungalow located on the west side of Glenmore Gardens, Waterloooville. This property has a pitched roof with three pitched roof dormers to the front roof slope - to the side is a garage which is set back slightly behind the front elevation of the main property. Towards the front is a paved driveway which forms an open boundary with the road.

2 Planning History

03/57881/007 - Construction of 3 no. 3 bed chalet bungalows and 1 no. 4 bed detached house with attached/integral garages with new vehicular access to Hart Plain Avenue. Permitted 04/02/2004.

Condition 16 of this permission withdrew permitted development rights for the conversion of garages within the development; hence the submission of this application.

3 Proposal

Proposed garage conversion to habitable 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)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E1* (High quality design)

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

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Councillor P Bains - Hart Plain Ward

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: 5

Number of site notices: Not applicable.

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) 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.

7.3 The works the subject of this application would not normally require the benefit of planning permission, however in this instance the original approval for the development under Permission 03/57881/007 attached a condition (condition 16) which states the following:

The garages 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 retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Local Plan and to discourage parking on the adjoining highway in the interests of highway safety local amenity and having due regard to policies and proposals UB3, T5 of the Hampshire County Structure Plan 1996-2011 (Review) and GDDI of the Havant Borough Local Plan 1994.

Consequently planning permission is required for the works in this instance.

(ii) Appropriateness of design and impact on the character of the area

- 7.4 The original permission for this address was granted in 2004 under application reference 03/57881/007 - the condition imposed under that permission is outlined above which relates to the retention of the internal garage. This proposal seeks to reconfigure the garage space to become an additional ground floor bedroom with an ensuite. The alterations would include the removal of the garage door from the front elevation and replacement with a window. There are no other external alterations proposed and therefore the proposal is not deemed to have any harmful impact on the character of the host dwelling nor the surrounding streetscene.
- 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 south of the site is no 1 Glenmore Close and to the north of the site is no 5 Glenmore Close. No windows are proposed to the side elevation and no additional external works are proposed.
- 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 This property currently has 3 bedrooms at first floor level , therefore this proposal would result in a total of 4 bedrooms at this property. The Havant Parking SPD requires properties of 4 bedrooms or more to accommodate a minimum of three parking spaces on site. The proposed site layout plan submitted shows that 3 parking spaces could be created towards the front of the site . Each parking space should measure 2.4 x 4.8 metres. Measurements of the driveway show this to be approximately 7.8 metres width so this could just allow for 3 parking space widths. The length just meets 4.8 metres as the road curves round therefore this is considered to meet the parking standards.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and neighbours, and would retain sufficient car parking

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/21/01179 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:

02 Proposed plans block and site plan uploaded on the 03.11.2021

01 Existing plans and location plan uploaded on the 03.11.2021

Reason: - To ensure provision of a satisfactory development.