
Site Address:	9 Orchard Close, Hayling Island, PO11 9AR		
Proposal:	Conversion of garage into habitable accommodation.		
Application No:	APP/21/00661	Expiry Date:	09/08/2021
Applicant:	Mr V Venus		
Agent:	Mr P Walker	Case Officer:	Joseph Toole
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

9 Orchard Close, Hayling Island, is located to the south of Orchard Close. The application site is a middle terrace town house with three stories comprising of brickwork and cream render. Vehicular access is from Orchard Close with parking to the front.

The property is located within a residential area with some surrounding properties of similar style and design and others differing.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

No relevant planning history.

3 Proposal

Conversion of garage into 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

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No Comment.

Councillor Clare Satchwell - Hayling East

No Comment.

Councillor I Scott Hayling West

No Comment.

County Archaeologist

Thank you for your consultation regarding the conversion of integral garage to residential. I am happy to confirm that I would not raise any archaeological issues,

Southern Gas Network

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 x's.

The information shown on 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.

Traffic Team

It is noted from the application that the property has two parking spaces which is in accordance with the parking SPD for a 3-bed dwelling unit. However, it is of concern that the conversion of the garage into 'habitable accommodation' could, in time, result in the creation effectively of a fourth bedroom without the availability of the necessary accompanying car parking capacity (there appears to be minimal scope for kerbside parking outside the property).

This is particularly concerning as the proposed ground floor plan appears to indicate that the existing layout is being adjusted to potentially enable the new accommodation to be self-contained and separate from the remainder of the property. Whilst there is, of course, no suggestion that the conversion is intended in this respect, there is a clear possibility that it could be easily adapted as such in the future with the risk of consequential parking capacity shortfall.

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.

Comment	Officer Comment
Increase parking concerns in the area	The proposal would provide 2 car parking spaces on site in line with the Havant Borough Parking Standards SPD.
Possibility of turning the property into two self contained apartments	There is no evidence the use of the garage conversion would be used as a bedroom or separate accommodation.
Covenants restrictions	This is not a material planning consideration.
New car parking spaces would block other resident's car parking	The parking spaces would be provided within the boundary of the property.
Works would compromise the internal stability of the house wall. Party wall agreement issues.	This is not a material planning consideration and would be a private matter between the parties involved.

Number of representations received: 2

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
- (v) Southern Gas
- (vi) Archaeology

(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 proposed development would involve the conversion of the internal garage into living accommodation. This requires planning permission due to condition 1 on planning reference 01/63727/002 which restricts the conversion of internal garages into living accommodation in order to retain adequate on site car parking.

7.4 The proposed works would involve removing the garage door and placing a window to the front with facing brickwork. This is considered to be inkeeping with the context of the property and character of the area.

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 The proposed works is not considered to have a negative impact upon any neighbouring 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).

(iv) Parking

7.8 The proposal would result in the loss of one car parking space within the internal garage. The parking plan shows 2 car parking spaces can be provided to the front of the property which accords with the Havant Borough Parking Standards SPD.

7.9 The Council's Traffic Team was consulted on this application and expressed their concerns with the proposals in terms of the possibility of increasing the number of

bedrooms and converting the property into separate accommodation. It is considered reasonable to assume on the information provided there is no evidence the use of the garage conversion would be used as a bedroom or separate accommodation. This application is considered to be reasonable and acceptable.

(v) Southern Gas

- 7.10 Southern Gas were consulted on the application and raised no objection. An informative has been added to the decision.

(vi) Archaeology

- 7.11 The County's Archaeologist was consulted on the application and raised no objection.

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/21/00661

- 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:

Location and Block Plan
Proposed Ground Floor Plan
Existing and Proposed Elevations

Reason: - To ensure provision of a satisfactory development.