

Recommendation: **GRANT PERMISSION**

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not required

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: 7

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.

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

7.3 Part of the proposal is to convert one of the existing integral garages into living accommodation (a study), a history search of the property has found that there are no restrictions with regard to the conversion. The existing garage door and window to this front elevation will be replaced with a window and new entrance door the brick work will match the existing facing brick work on the property and would not protrude any further forward than the existing elevation. A new pitched roof is proposed over the existing front flat roof which serves the existing garages, the proposed roof would have a maximum height of 3.5m and would have roof tiles to match the roof tiles on the existing property. The front elevation of the dwellinghouse is visible from Webb Lane, due to the materials and the varied frontages of the properties along the streetscene, it is considered the proposed alterations would not have a harmful impact on the character or visual amenity of the streetscene.

- 7.4 The second element to the application is for a single storey parapet roof extension following the demolition of the existing conservatory. The proposed extension will have a depth of 4m spanning the width of the original property, the roof will have a maximum height of 3.390m with an eaves height of 3m, the materials to be used in the construction of the extension will be of similar appearance to the material used in the construction of the existing property. Due to the location of the extension it would not be readily visible from the streetscene of Webb Lane and would therefore not have a harmful effect upon the character of the 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 The proposed front alterations would have a distance of 20m from the boundary of No.29 Webb Lane, and would be screened by the trees and shrubbery to the front boundary of the application site it is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The proposed rear extension has a distance of 36m from the rear facing elevation of the neighbouring property to the rear No.23 Sea Grove Avenue, this neighbouring property will be screened by the 1.8m close boarded wooden fencing and the outbuildings within their rear boundary curtilage. It is therefore considered that the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposed rear extension will have a distance of 3m from the shared boundary and 7m from the side facing wall from the neighbouring property to the south (No.34), there are to be no windows inserted in to the side facing elevation, the neighbouring property would be mainly screened by the 1.8m close boarded wooden boundary fencing. The alteration to the front would not have a harmful impact upon this neighbouring property as it would be adjacent to their existing garage. It is therefore considered the alterations to No.32 would have a limited and acceptable impact upon this neighbouring property.
- 7.9 The proposed rear extension will have a distance of 2m from the shared boundary from the neighbouring property to the north (No.30), there is to be a window inserted in to the side facing elevation which would be mainly screened by the 1.8m close boarded wooden boundary fencing. The alteration to the front would not have a harmful impact upon this neighbouring property as it would have a distance of 6m from the front shared boundary. It is therefore considered the alterations to No.32 would have a limited and acceptable impact upon this neighbouring property.
- 7.10 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

- 7.11 The conversion of one of the double garages into living accommodation would see the loss of a parking space. The proposed Block Plan provided has shown that there is adequate parking available in the form of one garage and two parking spaces to the front of the property which would comply with the Parking Standards SPD. A condition has been placed within the decision to ensure these parking spaces are kept for that purpose at all times.

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/21/00700 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:

Location Plan, Existing and Proposed Block Plan - Drawing No. 0001 B -
Received 23 August 2021
Existing and Proposed Elevations and Floor Plans - Drawing No. 0200 B -
Received 18 June 2021

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.

- 4 The development shall not be brought into use until a minimum of 3 parking spaces as shown on the submitted 'Location, Existing and Proposed Block Plan Drawing No. 0001 B' have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.