
Site Address:	2 Paddocks Copse, Redlands Lane, Emsworth, PO10 7UT		
Proposal:	Single storey front extension and conversion of one garage to habitable accommodation.		
Application No:	APP/21/00364	Expiry Date:	21/07/2021
Applicant:	Mr & Mrs P Gains	Case Officer:	Graham Speller
Agent:			
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Paddocks Copse, which is a cul de sac comprising four houses, and is occupied by a two storey detached dwelling house with two integral garages.
- 1.2 The area is residential in character with relatively modern residential properties.

2 Planning History

APP/13/00336 - Development of existing paddock with 4No. five bed houses and access drive. (Resubmission.) PERM 03/06/2013 (Decision quashed by the High Court).

APP/14/00064 - Development of existing paddock with 4No. five bedroom houses and access drive.(Revised application). (Approved 16.05.14). Request to Discharge Condition No.s 2,3,4,5,12,15,16 and 20 (10.03.17). PERM 16/05/2014

APP/17/01047 - Variation of Condition 21 of Planning Permission APP/14/00064 (Development of existing paddock with 4No. five bedroom houses and access drive) to vary approved plans relating to position and shape of site road and minor changes to design of dwellings (approved 07/12/2017). Request of Discharge Conditions 2 and 7 (14.12.2017). Request to Discharge Condition 3 (21.02.2018). Request to Discharge Condition 11 (20.08.18). PERM 07/12/2017

APP/20/01159 - 1No.Oak (T1) - remove dead wood; 2No. Oak (T2 & T3) - reduce lateral spread on North side by 3m encroaching upon rear garden of 2 Paddock Copse. Subject to TPO 1923., PERM,15/01/2021

3 Proposal

- 3.1 Single storey front extension and conversion of one garage to habitable accommodation.
- 3.2 The description of the proposal was amended during the course of its consideration for clarity. Reconsultation was not considered necessary.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020
ENP_D1 (General Design Policy)

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

5 Statutory and Non Statutory Consultations

Councillor Julie Thain-Smith
No comments received.

Councillor Lulu Bowerman
No comments received.

Councillor R Kennett
No comments received.

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: 3

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 The dwellings within this small cul-de-sac of 4 dwellings are of individual design, and so the proposal to add a modest lean-to front extension that does not project beyond the front gable of the dwelling would not adversely affect the character of the cul-de-sac. 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

- 7.4 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

- 7.5 Condition 17 of permission APP/17/01047 stated:

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.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.

- 7.6 In addition, Condition 12 of permission APP/17/01047 stated:

The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of each dwelling 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, March 2012.

- 7.7 The effect of Condition 17 is that ordinarily internal works, such as converting a garage to habitable floorspace, would be permitted development, however, the condition restricts that permitted development.

- 7.8 The plans show the retention of one integral garage and that there is space for the parking of two cars to the front of the property thereby still in compliance with

Condition 12.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and adequate parking would be retained 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/21/00364 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 GROUND FLOOR PLAN AND FRONT AND SIDE ELEVATIONS /
PROPOSED BLOCK PLAN

PROPOSED GROUND FLOOR PLAN / SECTION / FRONT AND REAR
ELEVATIONS

COLOUR PLAN - PROPOSED GROUND FLOOR PLAN / SECTION / FRONT
AND REAR ELEVATIONS

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.