

Recommendation: **GRANT PERMISSION**

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

**Councillor Leah Turner - Hayling East**

No Comment.

**Councillor M Wilson - Hayling West Ward**

No Comment.

**Councillor R Raines - Hayling East**

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: 8

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 proposed development would involve the conversion of part of the garage into a office and the addition of a side windows obscurely glazed.

7.4 There would be no external material alterations to the property thus it is considered to be inkeeping with the context of the main dwellinghouse 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

- 7.7 There would be no alterations to the front of the property.
- 7.8 On the east side at first floor level there would be a new window within the en-suite. This would face out onto the driveway of No.14 Shute Close. As the window would be obscurely glazed it is not considered to cause any form of overlooking to the occupiers of No.14.
- 7.9 On the west side at first floor level there would be two windows serving the bathroom and stairwell. This would face out onto the side wall of No.18 Shute Close. As the windows would be obscurely glazed it is not considered to cause any form of overlooking to the occupiers of No.18.
- 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 Due to the loss of a car parking space within the garage 3 car parking spaces need to be provided on site to accord with the Havant Borough Parking Standards. Due to alterations to the front driveway 3 car parking spaces can be provided on site. A condition requiring this space to be made available prior to occupation of the garage conversion has been recommended.

## **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.
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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00813

- 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 Floor Plans  
Proposed 3D Plans  
Proposed Elevations  
Proposed Sections

**Reason:** To ensure provision of a satisfactory development.

- 3 Prior to the occupation of the garage conversion hereby approved 3 car parking spaces as shown on the Block Plan shall be available on site and hereby retained unless agreed otherwise in writing by the Local Planning Authority.

**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.