
Site Address:	52 Nutwick Road, Havant, PO9 2UJ		
Proposal:	Partial garage conversion to include new pitched roof and new porch		
Application No:	APP/21/01053	Expiry Date:	09/11/2021
Applicant:	Mr & Mrs Crockford		
Agent:	Mrs Lewis	Case Officer:	Denise Sheath
	Rheal Architecture		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

52 Nutwick Road, Havant, is a two storey semi detached property attached to No.54 Nutwick Road and link attached by garage to No.50 Nutwick Road. The property is constructed with brown brick with brown clay hung tiles to the front first storey elevation with a hung tiled roof. The dwelling is set back from the highway by 9 metres with laid to lawn open frontage and hardstanding leading to the existing garage.

2 Planning History

APP/21/00881 - Application for a certificate of lawfulness for a proposed new porch and alterations to existing garage roof, to be partially converted into kitchen and WC., WD,13/09/2021

3 Proposal

Partial garage conversion to include new pitched roof and new porch

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.
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 One element of the proposal is to convert part of the existing attached garage into an extension of the existing kitchen area and create a downstairs w.c. Part of the proposed amendments to the garage will include a new half pitched roof to the garage with an eaves height of 2.75m and a maximum height of 3.8m, there are to be 3No. roof lights installed into the rear section of the roof slope to allow light to the new area of the kitchen and w.c. The existing garage door will be replaced with a new set of doors. The materials to be used will match the existing materials of the dwellinghouse and would not create a harmful visual impact upon the character of the streetscene.

7.4 The other element to this application is for the erection of a porch to the front of the existing entrance to the property. The proposed porch will have a 1.15m depth, a width of 2.25m, an eaves height of 2.7m and a maximum height of 3.1m, the materials to be used in the construction will be in keeping with the existing materials of the property. Many of the properties within Nutwick Road have front porches, the introduction of a porch to this property would not be out of keeping nor would it have a harmful impact 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 alterations to the property would have distances in excess of 18m from the front boundary and 24m from the front facing elevations of the neighbouring properties to the front (No.s 133 & 135 Nutwick Road), it is therefore considered that any impact upon these neighbouring properties would be minimal and acceptable.
- 7.7 The proposed garage alterations would not be visible to the neighbouring property to the north (No.54) due to their location along the southern side boundary. The proposed porch will have a distance of 3.5m to the adjoining boundary with No.54, the porch would not create any overlooking, overshadowing or loss of privacy, it is therefore considered any impact from the proposed developments would be minimal and acceptable.
- 7.8 The proposed porch will have a distance of 2.8m from the adjoining boundary with No.50, the porch would not create any overlooking, overshadowing or loss of privacy, it is therefore considered any impact from the proposed porch would be minimal and acceptable. The proposed garage roof alterations including the proposed roof lights would face onto the northern side elevation of No.50, this section of wall does not have any facing windows other than at first floor level, it is considered that the proposed roof alterations to the garage would be minimal and acceptable.
- 7.9 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

- 7.10 Part of the proposal is to convert the part of the existing garage into kitchen and w.c. Therefore the use of the garage as parking would become obsolete, the three bedroom property would require 2No. spaces to comply with the parking SPD standard, the Block Plan provided has demonstrated that 2No. spaces are available to the front of the property which would therefore comply with the parking standards. A condition has been placed on the decision to ensure that 2 parking spaces are provided 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/21/01053 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:

Application Form - Received 14 September 2021

Location and Site Plan - Drawing No. PD101A - Received 14 September 2021

Existing Floor Plans and Elevations - Drawing No. PD110A - Received 14 September 2021

Proposed Floor Plans and Elevations - Drawing No. PD120A - Received 14 September 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 2No. parking spaces 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.