
Site Address: 117 West Street, Havant, PO9 1LE
Proposal: Garage conversion to carport with single storey side and rear extension
Application No: APP/21/01028 Expiry Date: 25/11/2021
Applicant: Mr Todd
Agent: Miss Pawlow Case Officer: Selina Donophy
 Thorns-Young Architectural
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the south side of West Street, within the Brockhampton Conservation Area. It comprises a traditional, two-storey, detached dwelling of brick and tile construction. It has a side attached garage and a number of rear extensions. The site is not within a flood zone.

2 Planning History

None relevant

3 Proposal

Garage conversion to carport with single storey side and rear extension

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
 Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Conservation Officer

The proposed design would remove the side garage and replace this with a car port which extends along the side of house, changing into a pitched roof side / rear extension.

Overall, the proposals would improve the appearance of the dwellings and provide a more cohesive flow of extended area. The materials should be of high quality and sympathetic to the host dwelling. I suggest a condition is attached to request details of materials to be provided.

To conclude, it is considered that the proposal would meet the test of the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Councillor Imogen Payter

No comment

Councillor J Branson - St Faiths

No comment

Councillor T Pike - St Faith's

No comment

Portsmouth Water Company

Thank you for consulting Portsmouth Water on this application. We have no adverse comments to make from a groundwater quality perspective as the development is small in nature.

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: 1

Statutory advertisement: 08/10/2021

Number of representations received: 0

Comment	Officer Comment
No comments received	

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 conservation area
- (iii) Effect on neighbouring properties

(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 conservation area

7.3 This proposal comprises the removal of the existing garage located to the side of the property and replacement with a car port. To the rear of that would be a single storey rear and side extension to replace the existing conservatory/rear extension. The car port would have a monopitched roof supported by 3 posts and would come up to the side boundary and in line with the front elevation. Beginning in the same position as the existing conservatory would be a side extension leading back into a rear extension which would project beyond the rear elevation wall by approximately 4.5 metres . The rear extension would have a total width of approximately 6.5 metres, with a pitched roof with an eaves height of 2.3 metres and ridge height of 3.3 metres approximately. There would be 4 rooflights sited on the side slope of the roof and 2 on the other side and the extension would feature a door to the front elevation and bi fold doors to the rear elevation. This space would create a kitchen/ games room.

7.4 This proposal is deemed to be in keeping with the host dwelling in design and appearance and would not result in any disruption or harm to the streetscene. The majority of the extension would be located to the rear of their property and therefore would not be highly visible from the highway. The site is located within the Brockhampton Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The Council's Conservation Officer has been consulted in this regard and has no objection to the proposal subject to details of the proposed materials to be provided. A samples condition has been attached with this decision and will need to be agree with the local planning authority prior to commencement to ensure the appearance of the conservation area is protected.

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 Policies CS16 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and would preserve the character of the Conservation Area.

(iii) Effect on neighbouring properties

- 7.6 To the east of the application site is no 115A, the proposals would be located on the west side of the property and therefore are not judged to result in any impact on this property.
- 7.7 To the west of the application site is no 117A which has a garage located to the side but set back from the front elevation , and a porch and landing window are located on the facing side elevation at ground floor level. It is noted the existing side extensions already fill most of the space to the side boundary at the application site, with a space between the garage and conservatory . This proposal would result in the car port in-filling this space however this is not deemed to result in additional harmful overshadowing to the windows at no 117A.
- 7.8 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 Policies CS16 and CS11 of the HBLP (Core Strategy) and DM20 of the HBLP (Allocations). It is noted no letters of objection were received with respect to the scheme.

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/21/01028

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:

Block plan proposed uploaded on the 24.09.2021
Location plan uploaded on the 24.09.2021
5106.21.2 REVB Proposed plans and elevations uploaded on the 24.09.2021

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the extension have been

submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory in the Conservation Area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.