
Site Address:	55 Hornbeam Road, Havant, PO9 2UR		
Proposal:	Conversion of integral garage to habitable space.		
Application No:	APP/16/00422	Expiry Date:	23/06/2016
Applicant:	Mr S Miles		
Agent:		Case Officer:	Karen Wooden
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is an end of terrace property, located at the end of a cul-de-sac in Denvilles. The property is a two storey dwelling with brown hung tiles and brown brick walls, and currently benefits from an integral garage and driveway which offers parking for two vehicles.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

- 3.1 The proposal is to convert the garage into living accommodation, and replace the existing garage door with a double glazed window and brickwork to match the existing property.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway Authority has no adverse comment to this application. I suggest the Planning Authority condition the provision and retention of two car parking spaces.

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
- (iii) Effect on the streetscene
- (iiii) Parking provision

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Planning permission is only required for this application as a condition was attached to the original application restricting any additional windows to dwellings without the benefit of planning permission

(ii) Appropriateness of design

The removal of the garage door and its replacement with a window and brickwork with materials to match the existing dwelling are considered to be appropriate to the character of the property, therefore complying with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on the streetscene

It is considered that the proposal will not cause an adverse effect upon the streetscene, and there is an example of a similar conversion of a garage within close proximity to the application site.

(iiii) Parking provision

The proposal would result in the loss of a parking space at the property. However, the property can still provide two parking spaces on the existing driveway which meets the Council's adopted residential parking standard.

8 Conclusion

- 8.1 The proposal meets the requirements of policies DM13 and CS16 of the Havant Borough Core Strategy 2011 and therefore is recommended for approval.
-

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00422 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 Compulsary Purchase Act 2004.

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan - received 28.04.16

Photograph - received 28.04.16

Proposed plan - SJM/GC/1001

Reason: - To ensure provision of a satisfactory development.