
Site Address: 42 Hazleton Way, Waterloooville, PO8 9BT
Proposal: Application for Lawful Development Certificate relating to garage conversion and installation of PV panels.
Application No: APP/16/00994 Expiry Date: 24/11/2016
Applicant: Mr Collins
Agent: Mrs Grinstead Case Officer: Harriet Pitney
 Your Home Plans Ltd
Ward: Cowplain

Recommendation: **GRANT A CERTIFICATE OF LAWFUL USE**

1 Site Description

42 Hazleton Way is a detached single storey bungalow located on the eastern side of Hazleton Way. The property comprises elevations of both brick construction (partially rendered and painted white) with a concrete tiled pitched roof and UPVC white fenestration.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

APP/14/00444 - Application for a Lawful Development Certificate. , UNK,

3 Proposal

Section 192 application for a Lawful Development Certificate to establish whether the proposed garage conversion and installation of PV panels is permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

4 Legislation

The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

5 Statutory and Non Statutory Consultations

Not required for this application.

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations 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) Whether the development would be development allowed under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

7.2 The proposed development is for the conversion of the existing garage (consisting of an alteration to raise the roof of the existing garage) and the installation of PV panels. As such, the proposal falls to be considered against the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 1- Development within the curtilage of a dwellinghouse, Class B- the enlargement of a dwellinghouse consisting of an addition or alteration to its roof and Part 14- Renewable energy, Class A- installation or alteration of solar equipment.

7.3 The conversion of the garage has been considered against the restrictions for development provided by Part 1, Class B, B.1, the response to which are detailed below;

(a) Permission to use the dwellinghouse as a dwellinghouse has not been granted only by virtue of Class M, N, P, PA or Q of Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (changes of use)

(b) Any part of the dwellinghouse would not, as a result of the works, exceed the height of the highest part of the existing roof;

(c) Any part of the dwellinghouse would not, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway;

(d) The cubic content of the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres (42 Hazleton Way is a detached property);

(e) The proposal does not include the construction or provision of a verandah, balcony or raised platform, or the installation, alteration or replacement of a chimney, flue or soil and vent pipe;

(f) The dwellinghouse is not located on Article 2(3) land.

7.4 B.2

- (a) The materials used in any exterior work will be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse;
- (b) Not relevant in this application
- (c) No windows are proposed on a wall or roof slope forming a side elevation of the dwellinghouse.

7.5 The installation of the PV panels has been considered against the restrictions for development provided by Part 14 ,Class A, A.1, the response to which are detailed below;

- (a) The solar PV/solar thermal equipment does not protrude more than 0.2 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope;
- (b) The development would not result in the highest part of the solar PV/solar thermal equipment being higher than the highest part of the roof (excluding any chimney);
- (c) The property is not located within a designated Conservation Area therefore this is not relevant to this application.
- (d) 42 Hazleton Way is not a site designated as a scheduled monument and therefore this is not relevant to this application.
- (e) 42 Hazleton Way is not a Listed Building and therefore this is not relevant to this application.

7.6 A.2- (a) The solar PV/solar thermal equipment has been sited to the side (south) elevation to minimise their effect on the external appearance of the building.

(b) The solar PV/solar thermal equipment has been sited to the side (south) elevation to minimise their effect on the amenity of the area; and

(c) The solar PV/solar thermal equipment shall be removed as soon as reasonably practicable when no longer needed.

8 **Conclusion**

The proposed development falls within Permitted Development Regulations as set out in Schedule 2, Part 1, Class B and Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended. The Lawful Development Certificate should therefore be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT A CERTIFICATE OF LAWFUL USE** for application APP/16/00994

Havant Borough Council certifies that on 7th November 2016, the development described in the First Schedule to this certificate in respect of land described in the Second Schedule and edged in red on submitted location plan (Drawing No: 01) and

block plan (Drawing No: 01) is lawful within the meaning of section 192 of the Town and Country Planning Act 1990 (as amended) for the following reason:

The proposed development falls within the Permitted Development allowances set out in Schedule 2, Part 1, Class B and Schedule 2, Part 14, Class A of the Town and Country Planning (General Permitted Development) Order 2015.

FIRST SCHEDULE

This certificate relates to the following development:

Garage conversion and the installation of PV panels, as shown on the submitted drawings- location plan (Drawing No: 01) received 26th September 2016 , block plan (Drawing No: 01) received 26th September 2016, Existing elevations (Drawing No: A101) received 26th September 2016, Proposed elevations (Drawing No: A102) received 7th November 2016, Existing and proposed ground floor plan (Drawing No: A103) received 26th September 2016 and Proposed roof plan (Drawing No: A104) received 7th November 2016.

SECOND SCHEDULE

This certificate relates to land at 42 Hazleton Way, Waterloooville, PO8 9BT, as shown edged red on the submitted location and block plan (Drawing No: 01) received 26th September 2016.