
Site Address:	11 Meadowlands, Havant, PO9 2RP		
Proposal:	Conversion of existing garage to ancillary accommodation and erection of replacement double garage.		
Application No:	APP/15/01221	Expiry Date:	21/12/2015
Applicant:	Mr Bray	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling and detached garage to the north. It has a brown tiled pitched, hipped and barn hipped roof with elevations of red multibrick. The site is level with open vehicular access to the front, with block paving, grass and shrubs. The rear garden is a good size, mainly laid to lawn with decking, a shed, summerhouse and greenhouse and is enclosed by a 2 metre high fence to the northern and eastern boundaries and a 1.8 metre high fence, 1.6 metre high wall and high shrubs to the southern boundary.
- 1.2 Detached two storey dwellings are to the north and south, a detached chalet style dwelling is opposite and the gardens of properties in Berkeley Square are to the rear. The area is of low density with a mixture of detached two storey and chalet style properties of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the conversion of the existing detached garage to ancillary accommodation and construction of a replacement double garage to the south of the property. The new garage is 5.1 metres in width, 7.6 metres in depth with a pitched and hipped roof to an eaves height of 2.2 metres and a ridge height of 4.5 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
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

Building Control, (Fire Access Consultation)

No comment.

Development Engineer - Highways

No adverse comments, the car parking meets the Planning Authority standards.

Hampshire Highways

The highways comments on the application should be made by the Borough Council's Highways Engineer due to the size of the application being below that of the Agency threshold and agreement.

Arboriculturalist

No arboricultural concerns.

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: 1

One letter of no objection was received from one address.

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 the design and impact on the streetscene
- (iii) Effect on the neighbouring properties
- (iv) Use of the ancillary accommodation

- (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 control criteria.

(ii) Appropriateness of the design and impact on the streetscene

- 7.3 The proposed development would be visible from the public realm, although the property is situated in a cul-de-sac of only eleven properties, the existing and proposed garage are approximately 11.5 metres from the highway and do not extend beyond the front elevation of the dwellinghouse. The garage conversion does not include the provision of any additional floorspace and the new garage is to be situated between the southern elevation of the property and the boundary fence, it is therefore judged adequate amenity space would still be retained in the rear garden area. The proposal for additional residential accommodation by converting the existing garage does not merit a requirement for CIL in this instance. The design and appearance of the proposal is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the neighbouring properties

- 7.4 The proposed new garage is 1 metre from the southern boundary and would be situated adjacent to the garage at number 12 Meadowlands. There are no side windows in the garage and the roof design is hipped and pitched to reduce any perception of the development being overbearing. The new garage has a smaller footprint and is of a lower height than the existing garage and it is considered it would only be marginally visible to the property to the north and there would be no adverse effect on the property to the south, the occupiers of which have submitted a letter of no objection to the scheme.
- 7.5 Whilst the existing garage is situated close to the boundary with number 10 Meadowlands, there is only one small window proposed in the northern elevation and the neighbouring garage is immediately adjacent. The doors in the eastern elevation of the garage conversion are considered to be an acceptable distance from the property to the rear: this elevation of the garage does not project beyond the rear elevation of the main dwellinghouse. As the existing roofspace is of a generous size, a condition is recommended restricting the addition of any openings to the roofslope to reduce the risk of overlooking.

(iv) Use of the ancillary accommodation

- 7.6 The ancillary accommodation is detached from the main dwelling with a separate entrance, although the proposed floor plan indicates there is no provision for any kitchen facilities and the utilities would be connected to those on the main house, so could not be billed separately. The use of the accommodation is for an elderly relative which was confirmed by the applicants during the Officer's site visit. However, It is important that the ancillary relationship between the outbuilding and existing dwelling be maintained, as independent occupation would suffer from lack of a separate access and amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also fall contrary to the NPPF and policy CS17.
- 7.7 In addition, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and Allocations Plan policy DM24. For these reasons, a planning condition is recommended to restrict the use of the converted garage only for the stated purpose, precluding it from being established as a separate

unit of accommodation.

- 7.8 No objections were received with respect to the scheme and it is therefore considered that the proposals are unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the new garage and the conversion of the existing garage is considered to be acceptable in terms of its ancillary use and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01221 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 accommodation and new garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation and new garage is not in a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or other openings shall be constructed within the roofslope of the annexe without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
- Site location and block plan
 - Existing garage floor plan
 - Existing garage elevations plan
 - Proposed garage conversion floor plan
 - Proposed garage conversion section plan
 - Proposed garage conversion elevations plan
 - Proposed new garage floor plan
 - Proposed new garage section plan
 - Proposed new garage elevations plan
- Reason:** To ensure provision of a satisfactory development.