
Site Address:	98 Longwood Avenue, Waterloooville, PO8 8JB		
Proposal:	Conversion of garage into living accommodation.		
Application No:	APP/14/00271	Expiry Date:	23/05/2014
Applicant:	Mr K Davey	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on Longwood Avenue, close to the corner junction with Milton Road. It comprises a detached dwelling with a pitched tiled roof with an integral single garage. There is a driveway at the front with adequate parking for up to three vehicles.

2 Planning History

None relevant

3 Proposal

Convert existing garage

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:

Acceptable subject to two parking spaces being retained on site

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: 9

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 the design
- (iii) Parking provision

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable subject to other development control considerations.

(ii) Appropriateness of the design

7.3 The garage door would be replaced by a window to match the existing fenestration. Overall the visual impact would be limited but appropriate.

(iii) Parking provision

7.4 The conversion of the garage would result in the loss of a parking on the site. However, the property would still only have three bedrooms and therefore require 2no. parking spaces on site which can adequately be provided for. Therefore the proposal meets the Council's adopted parking standards.

8 Conclusion

The application is considered to be acceptable 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/14/00271 subject to the following conditions

1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2 The external materials to be used shall match in type, colour and texture

those on the existing building.

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 2012.

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

Site Plan - P1

Block Plan - P2

Existing and proposed elevations - P3

Existing and proposed floor plans - P4

Existing garage plan - P5

Existing photograph - P6

Notes for proposed works - received on 10/3/14.

Reason: - To ensure provision of a satisfactory development.