
Site Address:	33A St Thomas Avenue, Hayling Island, PO11 0ET		
Proposal:	Replacement of garage door with double glazed window and use of garage as additional room.		
Application No:	APP/15/01118	Expiry Date:	16/12/2015
Applicant:	Mr King	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

33a St Thomas Avenue is a large detached dwelling set away from the main streetscene and located at the end of a private driveway. To the front of the property there is hard-surfacing which provides space for the parking of approx 3 cars and to the side elevation is green garden space. The dwelling is on level ground with an east facing front garden and is made up of brown brick walls with a tiled concrete roof which includes two single front dormers.

The existing garage is attached to the front of the property and the proposal seeks to convert this space into a dining room. The dwelling is well screened by a 3m high hedge/part fence boundary around all elevations and is very private and contained. Neighbouring properties surround No 33a but due to the screening only the roof of No 33 St Thomas Avenue can be seen from the site.

2 Planning History

GEN/15/01001. Proposed Garage Extension.

3 Proposal

Replacement of garage door with double glazed window and use of garage as additional room

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water Comment:

Southern Water has no objections to the above proposal.

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: 12

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Highway Impact

(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. The proposed extension will provide the residents of No 33a St Thomas Avenue with a dining room.

(ii) Impact upon the character of the area

The changes proposed to the current garage are considered minor and would not harm the character of the area. The proposed bricks to be used will match the existing bricks as closely as possible and the material used for the new windows will match the existing. This will ensure the character of the dwelling as a whole will remain unaffected.

No 33A is set away from the main streetscene and is located at the end of a long narrow driveway with a high boundary line along the curtilage. The proposed changes would have a minimal affect on the character of the area and would be considered acceptable.

(iii) Impact upon residential amenity

The proposed changes to the garage will incorporate an addition of double glazed windows to the side and front elevation of the existing structure. No 33A is well screened by a high 3m hedge/part fence boundary and the proposed changes would

not be able to be seen by any surrounding neighbour. It is considered that no amenity would be lost to the surrounding neighbours due to the existing screening at No 33A and due to the size and location of the windows.

(iv) Highway Impact

The loss of the garage will not impact the space required for parking as the front of the property is hard-surfaced and has adequate space available for the parking of multiple cars.

8 **Conclusion**

The dwelling occupies a plot with generous space to the front, sides and rear. The changes proposed to the existing garage are minimal and will provide additional needed space in the home without compromising the parking space available. The curtilage of the dwelling can accommodate the changes proposed without compromising the private amenity space of the neighbouring dwellings or character of the area. The application is considered to accord with the requirements of adopted policy CS16 of the Core Strategy and can therefore be recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01118 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:

Ordnance Survey Plan: Drawing No 1
Existing Garage and Frontage: Drawing No 2
Proposed Front Elevation: Drawing No 3
Proposed Garage Conversion with Existing Frontage: Drawing No 4
Existing Front Elevation: Drawing No 5

Reason: - To ensure provision of a satisfactory development.