
Site Address:	4 Coronation Road, Waterloooville, PO7 7FA		
Proposal:	Conversion of garage to form living accommodation.		
Application No:	APP/16/00224	Expiry Date:	25/04/2016
Applicant:	Mr D Toms		
Agent:	Mr Gordon Smith	Case Officer:	Harriet Pitney
	1st Garage Conversions		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling with a concrete tiled pitched roof and brick built elevations, the first floor of which is rendered white. The site is level with open vehicular access to the front driveway and existing integral single storey garage with adequate parking for up to two vehicles. The front driveway is hardsurfaced and partially laid to lawn with a hedge approximately 1.8 metres in height defining the front boundary to the property.

2 Planning History

None relevant

3 Proposal

This application is for the conversion of the existing garage to form living accommodation.

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

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

The highway authority has no adverse comment on this application. The conversion of the existing garage will lead to the loss of one parking space but it will not result in a highway safety reason for refusal.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections 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) Principle of development
- (ii) Impact upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Parking provision

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The existing garage door is to be retained and as such the development proposed would not result in change in the visual impact on the existing streetscene.

(iii) Impact upon residential amenity

The proposal as a whole is not seeking to alter the external appearance of the dwelling apart from the addition of a new window at ground floor level in the western elevation of the property. Overall, it is not considered that the proposal would result in any unacceptable harm to the amenity of number 6 Coronation Road through the loss of privacy, overlooking or loss of light and therefore is considered to accord with Policy CS16 of the Havant Borough Council Core Strategy.

(iv) Parking Provision

The conversion of the garage would result in the loss of a parking space 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 would appear to meet the Councils adopted parking standards.

8 **Conclusion**

The application is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00224 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan- received 29th February 2016
Block/site plan- received 29th February 2016
Existing and proposed elevations- received 29th February 2016
Reason: - To ensure provision of a satisfactory development.