
Site Address: 68 Barncroft Way, Havant, PO9 3AQ
Proposal: Conversion of existing two storey side extension to one bedroom end of terrace house. Existing house retained as two bedroom house (terraced) (Revised Application).
Application No: APP/13/00859
Applicant: Mr J Monk
Agent: Mr D James
Ward: Barncroft

Expiry Date: 05/11/2013
Team: Team 1
Case Officer: Steve Weaver

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a two storey semi-detached dwelling located on the west side of Barncroft Way. The cluster of properties to which the application site belongs are set back from the road, with an area of amenity space to the immediate front of the property.
- 1.2 The property has been previously extended by a two storey side addition on its eastern side, and has direct vehicular access onto Barncroft Way at the rear, where an existing dropped kerb leads to a detached double garage. An existing shed is found adjacent to the garage. A bus stop is sited on the Barncroft Way frontage at this point.
- 1.3 Boundary treatments to the side (Barncroft Way frontage) and rear garden areas in the main comprise typical 1.8m high panel fencing; in addition there is a tall privet hedge to the front boundary.

2 Planning History

APP/13/00563

Conversion of existing two storey side extension to 1No. 1 bed semi-detached house with single storey rear extension and utilising existing access from Barncroft Way. Withdrawn 27/8/13.

09/60079/002

Extension to existing property to form an additional 1 No. two bed dwelling. Permit 24/3/09.

08/60079/001

Two storey side extension. Permit 8/10/08.

95/60079/000

Double garage to rear/side of property. Permit 12/6/95.

3 Proposal

- 3.1 Conversion of existing two storey side extension to 1No. one bed end of terrace house utilising existing access from Barncroft Way. The conversion is to be achieved through internal works to the existing building, with the only external alteration being an additional door in the east side elevation. The conversion will leave the original (pre-extension) dwelling as a two bedroom property; the extension becoming a one bedroom dwelling.
- 3.2` Externally, the layout of the site is proposed to be configured so that the existing double garage remains with No.68 (the two-bedroom dwelling) to secure two usable parking spaces for that property, whilst the one bedroom dwelling will benefit from a single parking space and the shed. The garden to the rear of the original dwelling will be enclosed and available for use by the two bedroom dwelling; the garden area adjacent to Barncroft Way to the east side will be available for the one bedroom dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS6	(Regeneration of the Borough)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Residential Parking and Cycle Provision SPD 2010

Borough Design Guide SPD 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Public Spaces Development Manager

No open space implications

Development Engineer

No comments received

Crime Prevention -Minor Apps

The access to the proposed dwelling appears to be from the rear of the property. This reduces the opportunities for natural surveillance of the front door and allows for casual access about the property making securing the property very difficult. To mitigate this to some extent I would recommend that the front door is certificated to PAS24 standard and the windows are certificated to PAS24:2012.

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: One

Statutory advertisement: Not applicable.

Number of representations received: None

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 on the character and appearance of the area
- (iii) Effect on residential amenity
- (iv) Car parking and highway issues

(i) Principle of development

7.2 The application site lies within an established built up area which is predominantly residential in character. Relevant guidance in the NPPF and policies in the Local Plan encourage the provision of new housing in sustainable locations such as this, and this is reinforced by the planning history, where a very similar proposal was granted planning permission in 2009, but not implemented. On this basis the principle of providing an additional dwelling in this location through works of conversion to an existing dwelling is considered acceptable.

(ii) Impact on the character and appearance of the area

7.3 The provision of the additional dwelling in this case is proposed to be achieved by works of conversion to an existing property which has previously been extended. The only changes of any note to the exterior of the existing building will be (a) the provision of a door from the kitchen/diner of the one bedroom dwelling into the garden area; and (b) the provision of fencing to delineate the garden areas of the two dwellings. These changes will not be readily discernible to the wider public domain and consequently the conversion should have a negligible impact on the overall character of the area.

(iii) Effect on residential amenity

7.4 The new dwelling is to be achieved through the conversion of an existing building with no additional building works required. In addition the new one bedroom dwelling created lies adjacent to the Barncroft Way frontage of the application site, and as such is set away from adjoining neighbours. Whilst two households will now occupy the site rather than one, the floor plans demonstrate a compatible layout between the two bedroom and one bedroom dwellings in terms of room usage. With these considerations in mind, it is not considered that the more intensive use of the site

proposed will have a harmful effect on the amenities of any adjoining properties.

- 7.5 In terms of the quality of accommodation for the occupiers of the resulting dwellings, the two bedroom dwelling will maintain the outlook of the original dwelling on the site (prior to its extension) and benefits from a private rear garden whose depth is consistent with that of a number of other Barncroft Way properties in the vicinity. It also will benefit from the amenity of the double garage and off road parking. These features are considered to provide a good standard of accommodation for the occupiers. In the case of the one bedroom dwelling, this again achieves reasonable standards of outlook, and it will benefit from the amenity offered by the side private garden space and shed, as well as off street parking of its own. Whilst the amenity space lies adjacent to the busy Barncroft Way, bearing in mind the modest nature of the accommodation being offered, it is nonetheless considered sufficient to provide a reasonable standard of amenity for a single occupier or couple.

(iv) Car parking and highway issues

- 7.6 The car parking arrangements for the two dwellings resulting from the application are proposed to be secured using the existing facilities, whereby a dropped kerb currently provides access to a wide driveway leading to the double garage. By retaining the double garage for the use of the two bedroom dwelling proposed, and splitting the driveway to provide one space each for the two properties created, the application secures the provision of car parking facilities that meet the standards set out in the Council's adopted Residential Car Parking standards. Secure cycle parking is achievable in the garage and shed respectively.

8 Conclusion

- 8.1 The application secures the provision of an additional dwelling unit within the built up area in a manner which does not detract from the character of the area, and which provides reasonable standards of amenity for neighbours, and proposed occupiers of the two dwellings to be created. Car parking provision meets the adopted standards of the Council, and no CIL is payable on this development as no new floor space is being created. The application is accordingly recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00859 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 development shall not be brought into use until space for the parking of vehicles has been provided within the site and allocated in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.
Reason: In the interests of highway safety and having due regard to policy

DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A, B or E of the 1995 Order, as amended, shall be erected within the curtilage of either of the dwellings hereby approved without the prior written approval of the Local Planning Authority.

Reason: In light of the limited amenity space available to the dwellings, this condition seeks to prevent an overdevelopment of the site; and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 The development shall not be brought into use until the garden areas to be provided for each of the dwellings have been enclosed and provided within the site and allocated in accordance with the approved details. Such areas shall thereafter be retained and used solely for those purposes.

Reason: In the interests of the amenity of future occupiers of the dwellings 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:

Application form received 30 September 2013

Site Location Plan 1:1250 received 2 September 2013

Site Plan Proposed 1/100 received 30 September 2013

Proposed house from existing 2 storey side extension - Existing elevations received 30 September 2013

Proposed house from existing 2 storey side extension - Proposed elevations received 30 September 2013

Proposed house from existing 2 storey side extension - New house floor plans received 30 September 2013

Proposed house from existing 2 storey side extension - Original house floor plans received 30 September 2013

Proposed house from existing 2 storey side extension - Original house existing floor plans received 30 September 2013

Proposed house from existing 2 storey side extension - Existing extension floor plans received 30 September 2013

Reason: - To ensure provision of a satisfactory development.