
Site Address:	8 Stanley Road, Emsworth, PO10 7BD		
Proposal:	Conversion of half of garage to utility room with revised fenestration to front elevation.		
Application No:	APP/14/01113	Expiry Date:	18/12/2014
Applicant:	Mr & Mrs Gray	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Bee Crawford
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern three storey townhouse and attached double garage with a brown tiled pitched and barn hipped roof and elevations of red multi-brick, situated in a private road in Emsworth Conservation Area, backing on to Emsworth harbour. The site is level and there is open vehicular access with block paving to the front of the double garage and a small front garden area consisting of paving and shrubs enclosed by a 1 metre high wall.
- 1.2 The adjoining three storey semi-detached property of a similar age and individual style and design lies to the east and a two storey detached dwelling in John King Shipyard lies to the west. A terrace of older style properties and the side aspect of a block of three garages are opposite the application site. The area is of medium density with a mixture of a small development of modern two and three storey detached, semi-detached and terraced dwellings and older two storey detached, semi-detached and terraced properties of individual age, style and design.

2 Planning History

- 2.1 The Planning Permission under which the property was built (96/57775/2) included condition 13, restricting the use of the garage, hence the need for planning permission.

3 Proposal

- 3.1 The proposal is for the conversion of one half of the existing double garage to a utility and shower room, replacing the up and over door with a window of 1.15 metres in width and 1 metre in height flush with the front elevation to match the existing windows. It requires the benefit of planning permission due to condition 13 of planning permission 96/57775/2 under which the property was built, restricting the use of the garage.

4 Policy Considerations

National Planning Policy Framework

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

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

FAO Ms L Park / Mr S Lawrence, Chichester Harbour Conservancy

No objection, but request a condition requiring matching brickwork and materials of existing dwelling.

Environment Agency, Planning Liaison - South Downs

No bespoke comments.

Conservation Officer

The change will not have a material impact on the character of the conservation area if undertaken using matching materials, therefore no objection.

Development Engineer - Highways

No adverse comment.

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: 2

Number of site notices: 1

Statutory advertisement: 31/10/2014

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 design
- (iii) Adequacy of parking
- (iv) Effect on neighbouring properties

(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 design

- 7.3 The proposal seeks to provide a new window flush with the front elevation of the property in place of the existing garage door. The development would be visible from the public realm, however the design and appearance of the new window is deemed appropriate in context to the main building and is therefore considered to be acceptable.

(iii) Adequacy of parking

- 7.4 The design and access statement confirms the property has four bedrooms, consequently three off-street parking spaces should be available as outlined in the Havant Borough Residential Parking SPD and in accordance with policy DM13 of the Havant Borough Core Strategy. Drawing P-01 submitted with the application shows the arrangement of three parking spaces within the remaining garage and the curtilage of the front of the property.

(iv) Effect on neighbouring properties

- 7.6 The proposed window is flush with the front elevation of the application site and will therefore have no impact on the amenities of the neighbouring properties.

8 Conclusion

- 8.1 The proposed garage conversion is a form of development which is not considered to unacceptably detract from the visual appearance of the dwellinghouse or the character of the conservation area and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01113 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 shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such 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.

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

Drawing P-01	Existing and proposed floor plans
Drawing P-02	Existing and proposed elevations
Drawing P-03	Location and block plan

Reason: - To ensure provision of a satisfactory development.