
Site Address:	Site adj. 3 Montgomery Road, Havant, PO9 2RH		
Proposal:	Conversion of remote garage to 1No. 1 bed detached dwelling incorporating new two storey rear extension and roof alterations.		
Application No:	APP/13/01037	Expiry Date:	26/12/2013
Applicant:	Dr McCormick	Team:	Team 1
Agent:	PWP Architects Ltd	Case Officer:	Aaron Wright
Ward:	St Faiths		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The garage the subject of this application is located at the western terminus of Montgomery Road, a residential street. The garage in question is in the ownership of the owners/occupiers of 31 Bellair Road and was built in circa 1930.
- 1.2 To the west of the site is the Hayling Billy Line footpath. At this point the footpath is at the bottom of a cutting with the garage built at original ground level. The top of the bank of the cutting (west of the site) has been inhabited by self-seeded planting with no maintenance being carried out for many years. It is also noted that from the lower footpath up to Montgomery Road an unofficial path has been formed up the steep slope.
- 1.3 Directly to the north (rear) of the garage subject of this application is the detached garage of No.3 Montgomery Road. Directly to the east of the site is the driveway and detached dwelling of No.3.

2 Planning History

None

3 Proposal

- 3.1 The planning application is for the conversion of the existing garage to a 1No. 1 bed detached dwelling incorporating a new two storey rear extension and roof alterations. The existing garage is set well back from the pavement and the area to the front of the building would be used for off street parking. The garage door is to be replaced with a screen assembly including front door and windows with solid panels around these elements. The current roof is weak and it is proposed to re-roof the building with a slightly steeper pitch but still clad the roof in traditional slate as existing. In the north-west rear corner of the building it is proposed to construct a 2 storey timber clad addition based upon the existing building footprint and extending by 1.5m further southwards. This extension will contain sleeping accommodation at first floor with a study area below.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Local Plan (Allocations Plan) Publications, 2013

Policy DM24 (Recreational Disturbance to Special Protected Areas (SPA) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Adjacent St Faiths Conservation Area

5 Statutory and Non Statutory Consultations

Building Control

No comment.

Development Engineer

I have no objection to this application provided the provision of 1 parking space and cycle storage provision.

Crime Prevention Officer

No comment.

Conservation Officer

No comment.

Landscape Team

The site is immediately adjacent the Hayling Billy Line- a well used recreational route. Currently the single storey garage (at this time of year) is very visible – the trees are a little sparse in places and the backdrop of the house at no. 3 Montgomery Road and garden character planting sit behind the proposed development plot.

I am concerned about the extension so close to the treed bank of the Hayling Billy line and also that the proposals to increase the roof height would likely create a pruning pressure which is not currently an issue.

From the Billy Line the proposal would be very obvious and also quite out of character within the landscape and building character setting. On the other side is the Fairfield school wooden 'wall' which is sited within a large open space and is not so intrusive. The height of this proposal, especially from the lower level of the Billy Line will likely have a negative affect within it's landscape setting because of the proximity to the bank and it's contrasting materials and form. There is no room for any mitigatory planting within the curtilage of the 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: 2

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 letter of representation letter has been received raising the following comments:

- a) The garage has not been cared for or maintained and become derelict which has in turn attracted vandalism.
- b) There has been no consultation from the owner or architect.
- c) The house in 31 Bellair Road needs the car parking for two cars, and these should be parking in their garage instead of on the street.
- d) We strongly object to a first floor extension that will affect the aspect from all the rooms on that side of our house.

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) Effect on the character and appearance of the area
- (iii) Residential amenity of future occupants/occupiers
- (iv) Impact on No.3 Montgomery Road
- (v) Highway implications/parking
- (vi) Emerging policy DM24 of the Local Plan (Allocations)

(i) Principle of development

7.2 The application is for the conversion of the existing garage to 1No. 1 bed detached dwelling.
The site is located within the urban/built up area and as such the principle of residential development is considered acceptable subject to the usual development control criteria.

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

7.3 The application site is positioned on its own plot of land, directly adjacent to the curtilage of 3 Montgomery Road. The site lies at the western end of a group of substantial detached dwellings that front directly onto Montgomery Road. This application seeks to convert and extend the existing detached garage to create a 1No. one bed detached dwelling.

7.4 The National Planning Policy Framework states in paragraph 64 that “permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions”.

7.5 Policy CS16 of the Core Strategy states that:

"Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

Responds to, draws inspiration from and respects local context and:

- Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site; and
- Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors".

7.6 The Council adopted the Havant Borough Council Borough Design Guide Supplementary Planning Document in December 2011. The aim of the document (SPD) is to provide detailed information that supplements Policy CS16 of the Havant Borough Core Strategy, to raise the standard of design across the Borough and set out what the Council expects developers to deliver in terms of the design of new developments and how the distinctive character and qualities of the Borough should be respectfully improved and enhanced through development. In paragraph 4.47 it states that:

"It is crucial that the design of new places is undertaken with a sound understanding of the local pattern of development. This understanding should inform the design of a proposal and reflect local character and distinctiveness, whilst allowing innovative design..... The layout of development should reflect the layout and pattern of development in the neighbouring area, looking to adjoining properties first".

7.7 The application site is significantly smaller than the surrounding residential plots. The site area is approximately 0.018 hectares in size, and is only of this size due to a large area of the front driveway being included within the red line. The properties to the east in Montgomery Road are large detached dwellings with substantial rear gardens with plot sizes of between 0.07 hectares to 0.11 hectares.

7.8 The proposed development would create a very small residential curtilage with a lack of meaningful amenity space for the future occupiers/occupants of the dwelling. This small plot would be out of context with the spacious form of development of the adjacent row of dwellings to the east, and out of keeping with the prevailing form of development in the immediate area.

7.9 The external appearance of the development (conversion of the existing garage to a dwelling) is also considered to be contrived and at odds with the general form of development in the area. The dwellings in Montgomery Road are all large detached two storey dwellings of varying styles and designs with spacious separation distances between the dwellings.

- 7.10 It is proposed to alter the existing garage by removing the garage door and inserting an entrance door and window. To the North West rear corner of the building a 2 storey element is proposed which will contain the sleeping accommodation on its first floor with a study area below. The two storey element is an unacceptable addition to this existing garage which is of a traditional design and style and is out of keeping with the prevailing traditional form of dwellings in the locality. The two storey flat roof element is a further contrivance that is only necessary due to lack of space on the site. It's inappropriate design is exacerbated by the fact that it is taller than the principal building and is therefore not a subservient feature.
- 7.11 It is accepted that the dwelling would be well screened from within the streetscene due to its position within the site and the surrounding belt of trees, however there will be glimpses of the building from the Hayling Billy Trail, especially during winter months. The Hayling Billy Line is a well used recreational route.
- 7.12 It is therefore concluded that the proposed development by virtue of its size, appearance and layout would result in a contrived and cramped form of development, incompatible with the prevailing form of residential development in Montgomery Road. The proposal would therefore result in an incongruous form of development, that would adversely affect the character and appearance of the area. As such the proposed development would be contrary to Policy CS16 of the Core Strategy, the Design Guide Supplementary Planning Document, and National Planning Policy Framework, 2012.

(iii) Residential amenity of future occupants/occupiers

- 7.13 There are a number of concerns with regard to the suitability of this existing building to accommodate a residential use.
- 7.14 The garage is to be converted into a residential dwelling with a two storey element on the north-west corner. The building is small with a useable floorspace measured from the floor plans of 58sqm although part of this area appears in reality to be subject to restricted head height. Light within the building would be limited due in part to restricted openings and in part to the adjacent trees along the west boundary. The eastern wall comprises of no fenestration providing no light to the kitchen area. The study window is on the western wall and would face the belt of trees along the western boundary. This would provide limited light to this room. It is considered that the internal living space is poor with a lack of natural light.
- 7.15 The external amenity space is limited as the garage of No. 3 is immediately to the rear of the application site. As such the only space is to the front of the building which is to be utilised for the parking of a motor vehicle, storage of refuse and recycling bins and a narrow

landscape strip. There is no usable private amenity space for the future occupants/owners of this dwelling. The curtilage would also be dominated by trees along the western boundary of the site that would dominate this external space. Given the position of the building to the trees, there would be a lack of natural light from late afternoon to this external area. It is therefore not considered that the proposed dwelling would provide adequate residential amenity to future occupants/occupiers.

7.16 The proposed dwelling is sited directly adjacent to the curtilage of No.3 Montgomery Road.

The access to No.3 directly abuts the eastern boundary of the application site and leads to a detached garage that would be directly to the rear of the proposed dwelling. It is considered that the use of the access and garage on a day to day basis for uses such as parking, maneuvering, servicing and maintenance of vehicles as well as any pedestrian activity by the residents of No. 3 would be likely to result in unacceptable noise and disturbance to the future residents of the proposed dwelling. Due to the limited internal and external space, future residents would have limited opportunity to avoid this disturbance. As such the relationship between the proposed dwelling and No.3 is not considered acceptable.

(iv) Impact on No.3 Montgomery Road

7.17 No.3 Montgomery Road is a large detached property set within a substantial plot. The garage subject of this application is to the east of the site and is not within the ownership of the occupants/occupiers of No 3. The separation distance between the main house and garage is only 4m.

7.18 It is considered that the conversion and extension of the garage has been carefully designed to ensure that there is no loss of residential amenity to No.3 Montgomery Road. The main bulk of the new work proposed (the two storey addition) is sited on the western side of the site beyond the sloping roof of the garage and against a backdrop of trees. It would project only 1.2m above the new ridge line for a distance of 4.6m. As such the impact of the bulk of the new work on the outlook of No.3 is considered to be limited and acceptable, particularly when having regard to the generous site characteristics of No.3. There are no windows proposed in the east elevation of the proposed dwelling and the two storey element would result in no direct loss of light. A letter of objection has been received from the owners of No.3, however it is not considered that their amenity would be so adversely affected as

to
recommend refusal on this ground.

(v) Highway implications/parking

- 7.19 The block plan indicates one parking space on the existing hardstanding. Refuse and recycling bins would be sited at the front of the site and bicycle storage is shown within the dwelling. The Council's Development Engineer has raised no objection to the proposal.

(vi) Emerging policy DM24 of the Local Plan (Allocations)

- 7.20 The Council has recently published the Local Plan (Allocations) Publication. Draft policy DM24 seeks to mitigate impacts of new residential development on designated habitats (SPAs). This augments the existing policy CS11(11). Currently, further work is needed to ascertain a fair and proportionate approach to mitigation, including the impact of small residential developments and although provisions are not currently in place for measures to be undertaken or contributions to be made for development of the scale proposed here, this is likely to change in the future as further work is undertaken and the emerging policy acquires greater weight.

8 Conclusion

- 8.1 The proposed development by virtue of its size, appearance and layout would result in a contrived and cramped form of development, incompatible with the prevailing form of residential development in Montgomery Road. The proposal would therefore result in an incongruous form of development, that would adversely affect the character and appearance of the area. The proposal would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8.2 The proposed development is also considered unsuitable for a residential conversion by reason of its size, design and layout. The building would fail to provide suitable internal and external amenity space resulting in unacceptable living conditions and amenity for future occupants/occupiers of the dwelling. The dwelling and its curtilage are dominated by existing trees and vegetation along the western boundary limiting light into the building and the usable area to the front further detracting from the residential amenities of future occupiers. Furthermore the amenities of the dwelling and its curtilage would also be harmed by the use of the adjacent access drive and garage to the rear of the site that serves No.3 Montgomery Road, as a result of noise and disturbance from general domestic activities. The development would therefore conflict with the policies CS9 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

N.B. The proposed development is CIL (Community Infrastructure Levy) Liable. The CIL charge is approximately £880. However, as the recommendation is to refuse planning permission for the proposed development a Liability Notice is not required to be issued at this time.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to

REFUSE PERMISSION for application APP/13/01037 for the following reasons:

- 1 The proposed development is considered unsuitable for a residential conversion by reason of its size, design and layout. The building would fail to provide suitable internal and external amenity space resulting in unacceptable living conditions and amenity. The dwelling and its curtilage are dominated by existing trees and vegetation along the western boundary limiting light into the building and the usable area to front further detracting from the residential amenities of future occupiers. Furthermore the amenities of the dwelling and its curtilage would also be harmed by the use of the adjacent access drive and garage to the rear of the site that serves No.3 Montgomery Road, as a result of noise and disturbance from general domestic activities. The development would therefore conflict with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework 2012.
- 2 The proposed development by virtue of its size, appearance and layout would result in a contrived and cramped form of development, incompatible with the prevailing form of residential development in Montgomery Road. The proposal would therefore result in an incongruous form of development, that would adversely affect the character and appearance of the area. The proposal would therefore be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document and the National Planning Policy Framework 2012.