
Site Address:	5 Mountbatten Drive, Waterloooville, PO7 5TS		
Proposal:	Single storey front extension and conversion of garage into living accommodation.		
Application No:	APP/13/00739	Expiry Date:	11/10/2013
Applicant:	Mr N Crouch	Team:	Team 1
Agent:		Case Officer:	Jenna Shore
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a mid terrace two storey dwelling with a pitched roof. The level at the site decreases from east to west.
- 1.2 The neighbouring dwelling to the east has converted the garage and built up the window to match that of the eaves of the canopy above.

2 Planning History

No planning history

3 Proposal

- 3.1 The application seeks to convert the existing garage and replace the garage door with a large window. The front elevation is also to be extended forward (0.8m) to match the eaves height of the canopy above.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

I recommend approval subject to two parking spaces

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: 6

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) Effect on neighbours
- (iii) Effect on the character of the existing dwelling and the streetscene
- (iv) Parking

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbours

7.3 The proposed front extension protrudes out beyond the existing front wall of the original dwelling house by 0.8m Although this is located in reasonably close proximity to a neighbouring ground floor window to the east it is unlikely that the proposed length would result in a loss of light to the full width of this large window. The modest length is also unlikely to result in an unneighbourly or overbearing form of development when stood in the front driveway of the neighbouring property

(ii) Effect on the character of the existing dwelling and the streetscene

7.4 The neighbouring dwelling to the east has been altered in a very similar way to that of this proposal. It is considered that changes will appear similar and may add some symmetry to the appearance of the terrace. The dwelling currently has limited design merit. It is unlikely that the proposal with this level of development would lead to an adverse impact on the character of the streetscene of the existing dwelling.

(iv) Parking

7.5 The proposal results in the loss of a garage. Consequently the Council's Development Engineer has requested that space be made available for two parking spaces within the curtilage of the site.

8 Conclusion

- 8.1 The scale, siting and design is unlikely to lead to an adverse impact to neighbours or the character of the streetscene. It is therefore considered that the proposed front extension and garage conversion should be recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00739 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 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the east (side) and west (side) elevation without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties 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 a minimum of 2 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.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received by the Council 16th August 2013
Block plan received by the Council 16th August 2013
Existing elevations received by the Council 11th June 2013
Proposed elevations received by the Council 11th June 2013
Proposed floor plan received by the Council 11th June 2013
Photographs received by the Council 16th August 2013

Reason: - To ensure provision of a satisfactory development.

