
Site Address: 126 Southleigh Road, Havant, PO9 2PT
Proposal: Conversion of attached garage to living accommodation; new detached single garage to front and single storey rear extension.
Application No: APP/15/00544 Expiry Date: 13/07/2015
Applicant: Mr & Mrs Steele Team: Team 1
Agent: Mr Bessant Case Officer: Stephen Andrews
 Jimmy Bessant Architecture
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Havant along the east side of Southleigh Road. The immediate area is residential in nature with an array of dwelling types and varying in architectural style, scale and appearance.

The application property is a detached chalet style bungalow set some 15m back from the footpath of Southleigh Road with good natural screening along the front boundary of the site. The dwelling has front and rear facing box dormer windows and a flat roofed integral garage to the front. To the rear are footings for a rear extension. The site has a driveway to the front with direct access onto Southleigh Road.

2 Planning History

None

3 Proposal

Planning permission is sought for a single storey flat roofed rear extension 3m in depth, 9.8m in width and 2.7m in height. The rear extension would have a central roof lantern which protrudes 0.5m above the roof of the extension.

The existing flat roofed integral garage at the front would be converted to habitable space and a new pitched roof added. The additional roof increase the height of the existing garage by 0.9m to 3.3m to ridge height.

A new pitched roof detached single garage would be erected in the front garden of the site with new parking and turning area. The garage would measure 3.4m in width, 5.9m in depth and 3.5m in height.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - No objection

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: 8

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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on neighbour amenity

The single storey rear extension proposed and conversion of the existing garage are works that could fall within permitted development tolerances due to the scale and nature of the proposal. The creation of a roof above the existing garage and the erection of a new garage would however require formal planning permission.

Notwithstanding the above the development as a whole has been considered in respect of impact on neighbour amenity, although the 'fallback' allowed by the permitted development for the site is a material planning consideration.

The single storey rear extension by reason of its scale and low height would have minimal impact on the residential amenities of the adjoining neighbours. The site has a good level of boundary screening with adjoining neighbours suitably spaced from the

proposal. It was noted that there was a ground floor window in the flank elevation of 126a Southleigh Road (facing the application site) however this was a secondary window and it is not considered that the proposal would reduce light levels to this habitable space to an unacceptable degree. The assessment of the rear extension has also been made on the basis that this part of the proposal could be erected in its current form without the requirement for a planning application.

The conversion of the existing garage is considered to be acceptable and would not harm neighbour amenity. The additional roof form proposed to the garage is not excessive and would not harm neighbour amenity due to the spacing and relationship of the existing built form between this part of the development and adjoining neighbours.

The proposed single storey garage to the front would be some 6.5m from immediate neighbour 124 and 21m from neighbour 126a, coupled with this is the dense, high natural screening around the front boundaries. Having regard to the boundary treatment and separation distances it is not considered that the proposed garage would unacceptably harm neighbour amenity.

The development would therefore accord with the relevant principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

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

The rear extension, due to its location will have no bearing on the prevailing character and appearance of the area, although notwithstanding this it is of an appropriate scale and would respect the scale and form of the host dwelling.

The new roof over the existing garage and proposed new garage would be glimpsed from parts of the streetscene, particularly from the vehicular access to the site. However, the design and scale of the development is appropriate to the host dwelling and size of plot.

It was noted that there were examples of detached garages to the front of dwellings, the closest being 126a, as such there is an acceptance for this form of development. The proposal would continued to be served by the existing vehicular access to the site.

For the most part the proposed garage would be well screened from the public domain and as such would have little visual presence. Notwithstanding this however the development is considered to be acceptable in principle and would be in keeping with the general pattern and form of development along the east side of Southleigh Road. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/15/00544

(A)

(B) 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 garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.
Reason: In the interests of the character and amenity of the area and to ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 and having due regard to policy DM13 and CS16 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:

Site & Location Plans Drawing No - 01
Proposed Plans Drawing No - 03
Proposed Elevations Drawing No - 05

Reason: - To ensure provision of a satisfactory development.