
Site Address: 5 Cuckoo Close, Emsworth, PO10 7GE
Proposal: Conversion of garage to additional room incorporating internal partition for access to utility room.
Application No: APP/14/00892
Applicant: Mr M Tibble
Agent:
Ward: Emsworth

Expiry Date: 03/11/2014
Team: Team 2
Case Officer: Richard Temple

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site includes a semi detached two storey new build with detached garage to the side and parking in front of the garage. The area is of medium density. The site benefits from some visitor parking to the front and has a private rear garden.

2 Planning History

APP/10/74014 The property was constructed following the grant of approval for a major scheme for multiple dwellings. This permission included a condition restricting the use of garages to the storage of vehicles only.

3 Proposal

The proposal is for the conversion of the garage to additional room.

4 Policy Considerations

National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The TPO trees in this area of the larger site. No objections on arboricultural grounds.

Highways Officer

No objection to proposal.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Neighbour at number 3 Yarrow Road (road adjoining Cuckoo Close) objected on the grounds that the new proposed side south west facing office window will overlook their garden and reduce privacy. Requested the window is obscure glazed.

Comment: As the window is at ground floor level, approximately 6m away from the rear boundary of 3 Yarrow Road and separated by number 4 Cuckoo Close's garden it is not considered that the window could cause significant overlooking. As such it would not be reasonable to include a condition to obscure glaze the window.

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) Design
- (iii) Impact on neighbouring residential amenity
- (iv) Highways and parking impact
- (v) Impact on TPO trees.

(i) Principle of development

7.2 The property is set within an established residential area. As such there is no in-principle objection to householder extensions to properties.

(ii) Design

7.3 The front elevation change of the garage door to window with single door is considered to match the residential appearance of the host property and neighbouring houses in the street scene. As such the proposal is considered acceptable in design terms.

(iii) Impact on neighbouring residential amenity

7.4 There will be no increase in the size of the garage structure so there will be no change visual impact or loss of light on neighbouring properties.

7.5 The side window is at ground floor level, approximately 6m away from the rear boundary of 3 Yarrow Road and separated by number 4 Cuckoo Close's garden it is not considered that the window could cause significant overlooking. As such it would not be reasonable to include a condition to obscure glaze the window as requested by

the objection from 3 Yarrow Road. As such the window is not considered to create overlooking to 4 Cuckoo Close either, given it is at ground floor level and any overlooking would be high level given the boundary treatment between the gardens.

7.6 The proposal is considered acceptable in terms of impact on residential amenity.

(iv) Highways and parking

7.7 There is no objection from the highways officer on parking or highways safety grounds. This is owing to the remaining two parking spaces left in front of the garage. Cars would be parked in tandem in these spaces. There is also some on street parking available, as such the loss of one space is not considered a significant reason to refuse the planning application.

7.8 Car manoeuvring and highways safety will remain the same.

(v) Impact on TPO trees

7.9 The TPO trees are not located within or close enough to this site to be affected by the proposal. There are no objections on tree grounds.

8 Conclusion

8.1 As the proposal complies with the policies set out in section 4 the application is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00892 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 hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan and 'Proposed Garage Conversion'

Reason: - To ensure provision of a satisfactory development.