
Site Address:	10 Esmond Close, Emsworth, PO10 7HX		
Proposal:	Variation of Condition 4 of Planning Permission 04/695333/000 in order to allow for infilling of garage door opening to former garage with brickwork and windows.		
Application No:	APP/14/01050	Expiry Date:	15/12/2014
Applicant:	Mr Gregory	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 **Site Description**

The application site comprises a detached two storey dwelling including what appears externally as an integral garage with up and over garage door in the front elevation. The property is of traditional character and brick and tile finish, located within a reasonably sized plot on the western side of Esmond Close, at the head of the cul-de-sac. The site has a low wall and planting to the front boundaries. Being at the head of the cul-de-sac the frontage tapers, with block paving for the parking of cars in front of the single garage door and porch. The area is characterised by dwellings of a broadly similar scale and character.

2 **Planning History**

04/69533/000 - Two storey extension to side (south) elevation and bay window at ground floor level to the front (east) elevation

PP 05/08/2004 NB/ Condition 4 stated *"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 without the prior written approval of the LPA"* Reason - highways and Condition 5 also required 3 parking spaces to be provided on site

This scheme appears to be the one implemented

05/69533/001 - Two storey side extension PP 15/12/2005

NB/ *This was an alternative scheme that was NOT implemented that had the same footprint but proposed a ground floor room & window in front elevation instead of integral garage - condition 4 on the decision notice required a minimum of 3 car parking spaces to be provided within the curtilage of the site and thereafter be kept available for parking.*

3 **Proposal**

It would seem that at some point since 2005, previous occupiers converted the garage to two store rooms and built an internal wall, preventing the space from being used by a car (in breach of condition 4 of 04/69533/000). However the external garage door was left, so visually the internal change is not apparent.

This application proposes making further internal alterations within this space to convert the stores to a dining room and utility and W.C. Externally the changes involve taking out the garage door and installing two windows on the front elevation and changing a door and window in the rear elevation to patio doors. These external changes in themselves are permitted development. Hence the current application is submitted as a variation of

condition 4 of 04/69533/000 which states that the original garage space should be kept available for the parking of cars.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

and Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No objection as condition 5 still requires 3 on site 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 upon the streetscene
- (iii) Impact upon residential amenity
- (iv) Highways and parking

- (i) Principle of development

The application site is situated within an urban area where further development is

considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The external changes as a result of the variation of condition are permitted development under Class A, provided the materials used are of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The submitted application form indicates matching materials will be used. Therefore in street scene terms the proposal is considered to be visually acceptable and will not have a detrimental impact on the visual character of the area.

(iii) Impact upon residential amenity

The external changes are so minor that there will be no effect on neighbouring residential amenity.

(iv) Highways and parking

The front block paved area is of sufficient size to accommodate three cars, which are shown on the submitted plans. Whilst condition 4 required the retention of the internal space for parking, condition 5 required 3 spaces in total. Since 3 spaces can be provided on the frontage, then condition 5 is still complied in accordance with policy DM13 and the Residential Parking and Cycle Provision SPD. Since there is no net loss of on site parking by allowing the conversion of the internal garage to habitable accommodation, then there is no highway objection to the proposal.

8 Conclusion

Provided matching materials are used, then the proposal is considered acceptable and compliant with relevant policies, and therefore recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01050

(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 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:

Location Plan

Existing elevations and plans September 2014

Proposed elevations and plans September 2014

Reason: - To ensure provision of a satisfactory development.