
Site Address:	19 Delft Gardens, Waterloooville, PO8 8SP		
Proposal:	First floor extension over existing garage.		
Application No:	APP/14/00616	Expiry Date:	13/08/2014
Applicant:	Ms S Wright	Team:	Team 2
Agent:	Mr D James	Case Officer:	Heather Lealan
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Delft Gardens which is a residential area in Waterloooville. The property is a two-storey, semi-detached property brick built with UPVC fenestration. There is on site parking to the front of the dwelling house for one car and a further space within an attached garage to the south of the property.

2 Planning History

None relevant

3 Proposal

First floor front extension over existing garage.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Local Plan (Allocations) 2014

AL1 - Presumption in Favour of Development

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The extension although stated as a study may be used as a bedroom, the property currently has 3 bedrooms which requires 2 parking spaces. If the application had submitted the study as a bedroom it would then have required 3 parking spaces, (i.e. an increase in 1 parking space), however I am suggesting that the garage is conditioned to be kept for use of parking as this would ensure that 2 parking spaces remain and can not be reduced without planning permission to ensure that the property does not overly affect the available on street car parking in the area. Ensuring

that the parking standards for the 3 bedroom property are retained and accepting that should the study be used as a bedroom the parking provision at the property would be a reduction in the standard. Parking on street at this location would cause an amenity problem not a highway safety problem.

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: 0

Statutory advertisement: Not applicable.

Number of representations received: None

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 neighbouring properties
- (iii) Effect on the streetscene
- (iv) Highway Implications

(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 neighbouring properties

7.3 The attached garage over which it is proposed to be extended is adjoining the attached garage of the adjacent bungalow and as such there is sufficient separation distance between the proposal and the adjacent dwelling. It is therefore considered that the scheme will not cause an unacceptable detrimental impact to the amenities of the occupiers of the adjacent dwelling.

(iii) Effect on the streetscene

7.4 Dwellings along this stretch of Delft Gardens vary in regards to design and size. It is considered that proposal would not lead to an adverse impact to the character of the streetscene. The symmetry of these semi detached dwellings would be affected but not to a detrimental extent to warrant refusal of or changes to the scheme. The design appears sympathetic to the main characteristics of the dwellinghouse. It therefore not considered that the proposal will adversely affect the character of the streetscene.

(iv) Highway Implications

- 7.5 It is not considered that there would be a detriment to highway safety or amenity so long as any permission is condition such that the garage is not to be converted to living accommodation.

8 Conclusion

- 8.1 It is considered that the proposed first floor extension is unlikely to appear overbearing to neighbouring dwellings or result in a loss of light and is therefore it is considered that the application is in accordance with conditions CS16 and DM13 of the Core Strategy and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00616 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan received 17 June 2014
Block Plan received 17 June 2014
Proposed Elevations received 17 June 2014
Proposed Floor Plans received 17 June 2014
Existing Elevations received 17 June 2014
Existing Floor Plans received 17 June 2014

Reason: - To ensure provision of a satisfactory development.
- 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: To ensure the retention of adequate on-site car parking in accordance with the standards adopted in the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and to discourage parking on the adjoining highway in the interests of local amenity 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 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.