
Site Address: 82 Westbourne Avenue, Emsworth, PO10 7QN
Proposal: Single storey side extension to form attached double garage and conversion of existing garage to living accommodation incorporating new front bay window.
Application No: APP/13/01167
Applicant: Mr & Mrs Cady
Agent:
Ward: Emsworth

Expiry Date: 07/03/2014
Team: Team 2
Case Officer: Aaron Wright

Recommendation: **GRANT PERMISSION**

1 Site Description

82 Westbourne Avenue is a large detached dwelling with an integral garage. It is surrounded by large detached dwellings of a similar design and appearance. To the north of the site is No.84 Westbourne Avenue which has its front elevation facing towards the front garden of No.82. Its front parking area and driveway abuts the side boundary of the application site and its side elevation and rear garden abuts Westbourne Avenue. To the east of the site is No.12 Westwood Close.

2 Planning History

None

3 Proposal

The application is for a single storey side extension to form attached double garage and conversion of existing garage to living accommodation incorporating new front bay window. The double garage would have a ridge height of 4.5m and 5.8m in width and 5.7m in depth. Amended plans have been received altering the proposed garage so that it would be utilised for storage and the parking of one vehicle. The double opening front doors have changed to a single up-and-over door.

The existing garage door is to be removed and replaced with a new front bay window to provide new habitable accommodation within the dwelling.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

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

Property Services Manager

No comment.

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: 4

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 2 letters of representation (from the same address) have been received raising the following concerns:

- a) The site layout plan is inaccurate in that the front (northern) boundary is shown as a straight line which substantially encroaches on land not in the applicants ownership, but is firmly in our property. **Comment:** An amended plan has been received addressing this issue.
- b) The existing vehicular access crossing serves as access from the adjoining road to our private driveway which leads to a single garage.
- c) It is not possible to achieve an acceptable access driveway to serve the proposed double garage without illegal encroachment on a substantial area, which is not in the applicants ownership.
- d) Appreciate that garages are not always used for cars but often for storage.
- e) It would be far too close to our boundary.

7 Planning Considerations

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 streetscene
- (iii) Impact upon neighbouring properties
- (iv) Parking implications

- (i) Principle of development

The application site is situated within an urban area and as such the principle of development is considered acceptable subject to the usual development control criteria.

- (ii) Impact upon streetscene

The proposed alterations and extension are in-keeping with the appearance of the existing dwelling house and are of a high quality design. The development would not adversely affect the overall character and appearance of the streetscene.

(iii) Impact upon neighbouring properties

The proposed double garage is simple in design and would be 4.5m in height with a pitched roof. The position of the garage would not result in any loss of privacy or light or appear overbearing to the neighbouring properties. The owners of No.84. have raised concerns that the position of their boundary to the proposed double garage may lead to illegal encroachment on to their land. Amended plans have been received showing the garage for storage and the parking of one vehicle. The external appearance has been altered to delete the double door for a single door. It is recommended that conditions are imposed to prevent further windows and doors from being inserted into the front elevation and restricting its use, to protect the amenity of the neighbouring property.

(iv) Parking implications

The application originally indicated that the proposed double garage would be utilised for the parking of two vehicles. However, due to the position of No.84's boundary, there was concern that the use of the garage for two vehicles would result in illegal encroachment onto land belonging to No.84. Amended plans have been received showing the garage for storage and the parking of one vehicle only. Two further parking spaces would be sited on the driveway to the front of the dwelling. This would result in a total provision of 3 parking spaces. The Council's Development Engineer has been consulted and has raised no objection subject to conditions.

8 Conclusion

The proposed development would not adversely affect residential amenity or the character and appearance of the streetscene. As such the recommendation is to grant permission subject to conditions.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01167 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 shall not be brought into use until a minimum of 3 parking spaces and cycle storage 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.
- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows or doors or other openings shall be constructed within the front elevation of the double garage hereby permitted.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Prior to the development hereby permitted being brought into use details of the widening of the existing vehicular access shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully adhered to.

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 garage hereby permitted shall be retained and kept available for storage and for the parking of one vehicle only and shall not be converted to living accommodation.

Reason: To ensure the retention of adequate on-site car parking and 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.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan
Existing Ground Floor Plan
Existing Elevations
Proposed Site Layout Plan
Proposed Floorplans 3862/3 Rev F
Proposed Elevations 3862/4 Rev E
Proposed sections 3862/5 Rev d

Reason: - To ensure provision of a satisfactory development.