
Site Address:	114 Stakes Road, Waterlooville, PO7 5PW		
Proposal:	Conversion of garage into living accommodation.		
Application No:	APP/14/00454	Expiry Date:	25/06/2014
Applicant:	Mr S Coath	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is made up of a sizeable detached dwelling with two, two storey front gables and single storey central gable. The dwelling has an integral garage with gravel drive way in front allowing for the parking of several vehicles and the ability to turn on-site. The property is accessed from Stakes Road.

The immediate area is residential in nature with properties along the south side of this section of Stakes Road comprising of large detached dwellings in good sized plots.

2 Planning History

03/68302/000 - Two storey side extension to west elevation. Approved - 20/05/2003.

Condition 4 of the above permission states;

"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 Local Planning Authority."

3 Proposal

To convert the existing garage to habitable accommodation and extend the parking area to the front.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - No comment received

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: 14

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning considerations

7.1 The key planning issues arising from this application are considered to be as follows:

- (i) Principle of Development
- (ii) Impact on Neighbour Amenity
- (iii) Impact on the Character of the Area
- (iv) Parking and Highway Safety

7.2 Principle of Development

This application seeks planning permission to convert the existing integral garage, located to the front of the dwelling, to habitable accommodation. The use would be ancillary to 114 Stakes Road.

The first aspect to consider is whether the work proposed constitutes development within the meaning of the Town and Country Planning Act 1990 as amended. Section 55 of the Town and Country Planning Act states:

Meaning of "development" and "new development".

Subject to the following provisions of this section, in this Act, except where the context otherwise requires, "development," means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land.

For the purposes of this Act "building operations" includes—.

- (a) demolition of buildings;*
- (b) rebuilding;*
- (c) structural alterations of or additions to buildings; and.*
- (d) other operations normally undertaken by a person carrying on business as a builder.*

The following operations or uses of land shall not be taken for the purposes of this Act to involve development of the land—.

(a) the carrying out for the maintenance, improvement or other alteration of any building of works which—.

- (i) affect only the interior of the building, or*
- (ii) do not materially affect the external appearance of the building, and are not works for making good war damage or works begun after 5th December 1968 for the alteration of a building by providing additional space in it underground;*

The only physical change to the building is the removal of the garage door and replacement with a window, this can normally be carried out without the need for express planning permission under the property's normal permitted development rights. However, it is noted that condition 4 of implemented planning permission 03/68302/000 prevents the conversion of the garage. Therefore notwithstanding the criteria of Section 55 of the Town and Country Planning Act 1990, above, planning permission is required to address the restrictive planning condition.

The main consideration is the loss of on-site parking and the resultant impact on highway safety.

7.3 Impact on Neighbour Amenity

It is not considered that the proposed conversion of the existing integral garage to a living room would be materially harmful to neighbour amenity as it would remain as an ancillary part of the original dwelling.

7.4 Impact on the Character of the Area

The only physical change to the existing garage would be the removal of the garage door and replacement with a window. It is not considered therefore that there would be a significant material change in the appearance of the dwelling. As such there would be no adverse impact on the character and appearance of the area.

7.5 Parking and Highway Safety

The proposal includes the extension of the existing gravel driveway. This additional area would more than account for the loss of the parking space within the garage and would still enable vehicles to enter and leave the site in a forward gear.

The development therefore makes suitable on-site parking provision for a dwelling of this scale and would not result in matters prejudicial to highway safety.

8 Conclusion

Having regard to the above considerations it is concluded that the use of the existing garage for ancillary accommodation in association with the dwellinghouse known as 114 Stakes Road and the physical works to facilitate the conversion would not amount to development that would unacceptably harm neighbour amenity, the character and appearance of the area or parking and highway safety. 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/14/00454

(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 hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - 1:1250 - date stamped 30/04/2014

Proposed Front Elevation Plan - 1:100 - date stamped 30/04/2014

Proposed Ground Floor Plan - 1:50 - date stamped 30/04/2014

Reason: - To ensure provision of a satisfactory development.