
Site Address:	9 Fushia Close, Havant, PO9 2FR		
Proposal:	Conversion of existing garage to additional living accommodation.		
Application No:	APP/13/01162	Expiry Date:	15/01/2014
Applicant:	Mrs Meager	Team:	Team 1
Agent:	Mr Walker	Case Officer:	Daniel
	Island Design		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Fushia Close is a residential street characterised by two storey, detached dwellings. No. 9 is situated on the corner, at the end of a line of evenly spaced dwellings. On the east side is a road running perpendicular bordered by a row of detached dwellings.
- 1.2 The garage of No.9 was integral to the main dwelling.

2 Planning History

- 2.1 None relevant other than the original planning permission for the estate which withdrew permitted development rights for the conversion of the integral garage of Fushia Close properties to living accommodation - hence the need for planning permission for the works the subject of this application.

3 Proposal

- 3.1 The applicant seeks retrospective planning permission for the conversion of the integral single garage into a breakfast area. Planning permission is required where it would not ordinarily be because Permitted Development rights for this type of work have been removed. Externally the changes have consisted of the replacement of the garage door with double glazed windows.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Residential Parking and Cycle Provision Supplementary Planning Document

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No objection was raised, however it was requested that a condition be imposed to ensure at all times at least two parking spaces were provided.

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: One

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

- 6.1 No principle objection against the development itself, rather a complaint concerning how the contractors have conducted their business during the construction works. Such complaints include vans obstructing neighbours driveways and leaving mud on the road.

Comment: The concerns raised do not amount to a material planning consideration. It is worth noting however that matters such as obstructions and mud on the highway should be dealt with by the Highways Authority and/or Police.

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 on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

- (i) Principle of development

- 7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development plan and any other material consideration. This type of work is usually allowed under householder Permitted Development rights, however these were removed in the original consent for the estate.

- (ii) Impact on neighbour amenity

- 7.3 The front elevation of the property originally housed two sets of windows which overlook the properties opposite. The works the subject of this application have created an extra window which allows increased visibility from the breakfast area. However it is worth noting that the distance to the neighbours windows is some 19m.

- 7.4 It is therefore considered that the impact of the development on neighbour amenity, particularly that of No.4 Fushia Close is not significantly greater than the original

situation. Further due to the distance between the properties concerned being some 19m I am of the opinion that the impact is not significantly detrimental. There has been no loss of light or change in overshadowing due to there being no structural changes taking place besides the installation of one window.

(iii) Impact on the character and appearance of the immediate area

- 7.5 The conversion is considered to be an appropriate addition which has not significantly altered the appearance of the dwelling. It is considered that the development has not had a significant impact on the local area because there will still be two spaces provided on the driveway, this provision meets the requirements set by the Havant Borough Residential Parking and Cycle Provision supplementary planning document.

8 **Conclusion**

The garage conversion is considered to be an appropriate addition by reason of its relationship to the existing dwelling house which has had a limited impact on the character of Fushia Close, providing that a condition is imposed ensuring that at all times there remains 2 parking spaces then it is recommended that consent is granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01162 subject to the following conditions:

- 1 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site in accordance with the approved Site/Location Plan 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.

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

Proposed Layout received by the Council 19 November 2013

Site/Location Plan & Elevation received by the Council 19 November 2013

Section Drawing received by the Council 19 November 2013

Reason: - To ensure provision of a satisfactory development.