
Site Address:	19 Coronation Road, Waterloooville, PO7 7FA		
Proposal:	Conversion of integral garage to living accommodation.		
Application No:	APP/13/01265	Expiry Date:	12/02/2014
Applicant:	Mr Chance	Team:	Team 2
Agent:	Mr Smith	Case Officer:	Bee Crawford
	1st. Garage Conversions		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey detached property and internal garage with vehicular access to the front. It has a brown pitched tiled roof and elevations of red multi-brick with cream render at first floor level. The property has a tarmaced drive and lawn to the front with hedges to the northern and part of the western boundaries and is open to the southern boundary.
- 1.2 There is a modern two storey end of terrace property with attached garage to the south, a two storey detached property of a similar age and design to the north and a purpose built three storey block of flats opposite the site. The area is a modern cul-de-sac estate of medium density consisting of two storey detached, semi-detached and terraced properties and three storey blocks of purpose built flats of a similar age and different styles and design.

2 Planning History

- 2.1 The Planning Permission under which the property was built, 98/51664/17, included condition 30 restricting the use of the garage, hence the need for planning permission.

3 Proposal

- 3.1 The proposal is for the conversion of the existing garage to living accommodation, replacing the up and over door with a bow window of 2 metres in width and 1.15 metre in height.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

Recommended condition D45 - 2 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: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design
- (iii) Adequacy of parking
- (iv) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The development would be visible from the public realm, however the design and appearance of the new window is deemed appropriate in context to the main building and is therefore considered to be acceptable. It should be noted there are several other properties in the vicinity which benefit from similar works.

(iii) Adequacy of parking

7.4 The details submitted with the application shows the arrangement of two parking spaces within the curtilage of the property to the front and a condition is recommended to keep the spaces available for parking at all times.

(iv) Effect on neighbouring properties

7.5 The proposed new bow window will not project beyond the line of the existing front canopy and will therefore have no impact on the amenities of the neighbouring properties.

8 Conclusion

- 8.1 The proposed garage conversion is a form of development which is not considered to unacceptably detract from the visual appearance of the dwellinghouse or surrounding area and is recommended for approval.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01265 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 2 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:

Site location plan
Block plan
Proposed additional parking plan
Existing and proposed floor and elevation plan

Reason: - To ensure provision of a satisfactory development.