
Site Address:	8 Lewis Road, Emsworth, PO10 7RP		
Proposal:	Garage conversion to provide living accommodation.		
Application No:	APP/13/01168	Expiry Date:	15/01/2014
Applicant:	Mr A Wozniak	Team:	Team 2
Agent:	Family Mosaic-In Touch	Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located on Lewis Road in Emsworth. Lewis Road is set back from New Brighton Road but the properties appear as if they face onto New Brighton Road. The property comprises a two-storey, end of terrace dwelling with a flat roof, garage attached to the side / north elevation. There is a small front garden and driveway which is enclosed by a low brick boundary wall. There is sufficient parking on site for up to three vehicles. The rear garden is laid to lawn and enclosed by a 1.8m high fence.

2 Planning History

None relevant to this application.

3 Proposal

Conversion of the attached garage to living accommodation. The door would change from one garage door to one door and a window.

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)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager:
No adverse comments

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: 5

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 the design
- (iii) Parking provision

(i) Principle of development

7.2 The site is located within an urban area whereby development is considered to be acceptable in principle subject to other development control matters.

(ii) Appropriateness of the design

7.3 The removal of the garage door and its replacement with a door and window is considered to appropriate to the character of the property and the fenestration will match accordingly.

(iii) Parking provision

7.4 The proposal would result in the loss of a parking space at the property. However, the property could provide three on site parking spaces if required which would meet with the Council's adopted residential parking standards.

8 Conclusion

Planning permission is often not required for conversion of an attached garage, provided that it is used as part of a single dwellinghouse and not occupied separately. In this case it is possible to use a planning condition to require the accommodation to be used as part of the dwelling. There potential space for three vehicles, however, given the specific need for this accommodation, for a person with disabilities, a positive requirement to provide this is not considered essential but can be made available if the occupier subsequently needs it. The proposal is considered to be acceptable 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/13/01168 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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The accommodation is acceptable for use as part of the dwelling house but would have insufficient amenity space to be occupied separately from the main dwelling and would result in a form of devolvement which would be out of keeping with the character of the area, having due regard to policies CS16 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 Plan - P1
Block Plan - P2
Existing side elevation - Drwg No. 1
Proposed side elevation - Drwg No. 2
Existing front elevation - Drwg No. 3
Proposed side elevation - Drwg No. 4
Existing layout - Drwg No. 5
Proposed layout - Drwg No. 6

Reason: - To ensure provision of a satisfactory development.