
Site Address:	1 Sapphire Ridge, Waterloooville, PO7 8NY		
Proposal:	Conversion of existing garage into living accommodation and new front porch.		
Application No:	APP/14/00428	Expiry Date:	19/06/2014
Applicant:	Mr M Bradley	Team:	Team 2
Agent:	Mr D Treagus	Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in Sapphire Ridge which is a residential street in Waterloooville characterised by modern dwellings. No. 1 Sapphire Ridge is a detached, two-storey dwelling of brick and tile construction and had an integral single width garage. No. 1 is located at a right angle to the streetscene along with No's 3 and 5 and shared a private access drive. There is a small front plot which is partly laid to lawn and partly hard surfaced to provide parking for three vehicles.

2 Planning History

None relevant

3 Proposal

To convert the existing garage to living accommodation and include a pitched roof porch canopy over the front door.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:

No comments received. The proposal should be in accordance with the adopted parking standards.

Arboriculturalist:

No comments received however there are no trees on the site which would be affected by the development.,

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: 6

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) Effect on the streetscene
- (iii) Parking provision

(i) Principle of development

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

(ii) Effect on the streetscene _

7.3 Other properties in the locality have converted garages into living accommodation and therefore the proposal would not appear out of character in the streetscene. The proposed replacement window would be in keeping with other fenestration on the main property.

(iii) Parking provision _

7.4 The proposal would result in the loss of a parking space at the site. However the proposed location plan shows that three parking spaces can be accommodated on the site which would be in line with the Council's adopted parking standards.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT**

PERMISSION for application APP/14/00428 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 three 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, proposed floor and existing and proposed elevations plan - Drwg No. 14/290/01

Reason: - To ensure provision of a satisfactory development.