Site Address:	6 Kitwood Green, Havant, PO9 5QN		
Proposal:	Conversion of existing 4 bed semi detached house into 2No. 2 bed terraced houses, incorporating single storey rear infill extension.		
Application No:	APP/13/00508	Expiry Date:	23/07/2013
Applicant:	Mr & Mrs Neal	Team:	Team 2
Agent:	Mr M Critchley Martin Critchley Consultants Ltd	Case Officer:	Rachael McMurray
Ward:	Bondfields		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The site is located in Kitwood Green, whereby the properties face onto a central, pedestrian path with landscaping. Parking and vehicular access is located at the rear of the property and accessed via Stanford Court. The site consists of a semi-detached, two-storey property of brick and tile construction with plastic render tiles on the first floor external facade.

1.2 The front plot consists of a small lawn enclosed by a 1.5m high hedgerow and the rear plot is enclosed by a 1.8m high wooden fence. The immediate locality is characterised by properties of a similar style however, it is noted that No's 2-8 Kitwood Green are larger in scale than the rest of the development.

2 Planning History

None relevant to this site however, planning approval was given for No. 8 Kitwood Green to subdivide into 2no. 2bed terraced houses - PP 09/57669/000

3 Proposal

Conversion of existing 4 bed semi-detached house into 2no. 2 bed terrace houses, incorporating single storey infill extension.

The proposal is to sub-divide the dwelling into two sperate properties, both of which will have two bedrooms and will continue with the existing fenestration layout but will include a seperate front entrance door. The existing rear plot will be subdivided so that both properties will have rear amenity space and each property will have an allocated parking space at the rear, one of which will be the existing garage.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16	(High Quality Design)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

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

5 Statutory and Non Statutory Consultations

Planning Policy:
Housing: The proposal will contribute to achieving a net total of 6,300 new dwellings in the Borough between 2006 and 2026.
Policy CS9.5 states that housing proposals should provide a mix of dwelling types, sizes and tenures which help meet identified local housing need and contribute to the development of mixed and sustainable communities.
Concentration of development within the urban area: The site lies within the urban area. Policy CS17.1 states that development will be permitted where it concentrates new housing within the five urban areas, including Havant. CS17.2 prioritises development on previously developed land.
Car and Cycle Parking
Policy DM13 states that residential development will only be permitted where car parking and cycle storage is provided in accordance with standards set out in the Residential Car Parking and Cycle Provision SPD.

Policy Principle of Development

The principle of new residential development in this location is supported by the Local Plan (Core Strategy). The proposal also contributes towards the provision of 6,300 new dwellings in the borough during the plan period.
There is no planning policy objection to this proposal.

Development Engineer:
The application states 6 Kitwood green but the design statement states 8 Kitwood Green.

The parking does not meet HBC parking standards which is 2 spaces per 2 bed house. However this would not lead to a highway reason for refusal .

No contribution needs to be paid as the two 2 bed properties will generate the same number of trips a one 4 Bed property.

I recommend approval subject to a condition for each property to provide one parking space plus the storage of cycles.

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: 1

Statutory advertisement: Not applicable.

Number of representations received: 1 x objection recieved from one address. The points raised are summarised below:

i. The parking is already a problem and the development would exacerabte the situation.

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) Effect on the neighbouring properties
(iv) Parking provision

(i) Principle of development

7.2 The site is located within an defined urban area and therefore development in acceptable in principle subject to layout, parking and design.

(ii) Effect on the streetscene

The view of the dwelling from the street scene will not appear significantly different as a result of the sub-division. There will be an additional front door however, the overall view will appear more similar to the remaining properties in Kitwood Green, which are narrower anyway. The same windows and external facade would be retained.

(iii) Effect on the Neighbouring Properties

7.4 As there are to be minimal external works or alterations, it is considered that the neighbouring properties are unlikley to be impacted upon any more than they are at present. The rear amenity space would remain fully enclosed with adeqaute boundary treatments.

(iv) Parking provision

7.5 Each dwelling would have one space each. This does not meet the Council's standards for two spaces for a 3 bedroom property. However, the principle of one space per property has already been accepted on the approval of the subdivision. of No. 8 Kitwood Green into two dwellings, so it would be difficult to justify a reason for refusal on those grounds.

8 Conclusion

The application is considered to be acceptable 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/13/00508 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 development shall not be brought into use until a minimum of 1 space per property (one being the existing garage) hve 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.

3 The external materials to be used shall match in type, colour and texture those on the existing dwelling, unless agreed otherwise in writing by the Local Planning Authority.
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.

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

Location plan - 201
Block plan - 202
Existing elevations - 1325-401
Existing floor plans - 1325- 101
Proposed elevations -1325 - 402
Proposed floor plans - 1325 - 301

Reason: - To ensure provision of a satisfactory development.