
Site Address:	47 St Thomas Avenue, Hayling Island, PO11 0EU		
Proposal:	Conversion of garage into living accommodation. Single storey front, side and rear extensions.		
Application No:	APP/14/00080	Expiry Date:	25/03/2014
Applicant:	Mr Skennerton	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Heather Lealan
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is situated within the south western corner of Hayling Island in an area characterised by medium density housing set within wide streets on good sized plots to front and rear of dwelling houses.

The application site is located on the western side of St Thomas Avenue. It comprises a detached chalet style two bedroomed property with garden areas to rear and front. The front garden being partly laid to hardstanding with space for two cars. The dwelling has an attached single garage to its northern elevation.

The site boundaries are treated by fencing to the front and mature vegetation to the rear.

2 Planning History

No relevant history on Acolaid

3 Proposal

Conversion of garage into living accommodation. Single storey front, side and rear extensions.

4 Policy Considerations

National Policies

The National Planning Policy Framework, March 2012

Core Strategies 2011 forming part of the HBLDF

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Supplementary Planning Documents (SPD) forming part of HBLDF

Residential Parking and Cycle Provision (2010)

Borough Design Guide (2011)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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: None received

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 visual amenities of the streetscene
- (iii) Effect on adjacent residential dwellings
- (iv) Flooding Issues
- (v) Highway Implications

(i) Principle of development

7.2 In terms of the principle of the development, the proposal is for an extension to an existing residential property and the conversion of a garage to a store and living accommodation in the urban area. In general such extensions and adaptations are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on visual amenities of the streetscene

7.3 This scheme proposes to construct a single storey dining room extension to the front/eastern elevation which neatly infills in a corner of the dwelling which was a design feature when the property was constructed. However, this corner is not an essential feature to the cohesive design of the dwelling or one of any particular merit.

7.4 To the attached garage located to the north of the site, a pitched roof is proposed and the garage door to be retained as the entrance to a storage area. It is considered that the pitched roof will not be detrimental in terms of visual amenities and the retention of the garage door is welcome, although not essential, in visual amenity terms. The area behind the garage is then proposed to be infilled with a flat roof extension, extending 1.8m from the rear elevation of the dwelling house. This extension is proposed to accommodate a kitchen and will not be readily visible from the wider

public realm. As such, it is considered that all the proposed changes will accord with policy CS16 and the Borough Design Guide in terms of visual amenity; so long as a condition requiring matching materials is attached to any planning consent.

(iii) Effect on adjacent residential dwellings

- 7.5 This application proposes single storey extensions to both sides of the property. The application site dwelling is located sufficient distance from all surrounding dwellings and, as such, the proposals would not create any negative impact to an unacceptable extent to the amenities of occupiers of the adjacent dwellings. There are no new windows proposed that would overlook private amenity spaces. The only new window proposed within a side elevation is within the northern elevation within the kitchen extension and this window is high level. To avoid any later additions, PD rights should be removed so that no new openings or doors can be inserted into the northern elevation. It is considered that such a condition would meet the required tests; a window inserted into this elevation could have a view directly into the private amenity space of No.49.
- 7.6 It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iv) Flooding Issues

- 7.7 It is not considered that the reconfiguration and extensions to this dwelling will create any further flood risk as it remains a two bedroom property and is located in a flood zone 1 area, for which EA standard advice is applied. The elevation plans indicate that floor levels will be set no lower than those existing.

(v) Highway Implications

- 7.8 It is not considered that the loss of the garage will lead to increased parking on the highway. Two parking spaces will remain to the front of the dwelling and a condition to retain these spaces should be attached to any planning consent. This is in accordance with policy DM13 and the adopted residential parking standards SPD.

8 Conclusion

- 8.1 The proposed development will fit satisfactorily into its surroundings without detriment to the character of the area or any neighbours. The development is therefore recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00080 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 hereby permitted shall be carried out in accordance with the following approved plans:

OS Red Line Plan license no 01399300 received 28 January 2014

Proposed Section Drawing Plan 1 received 27 January 2014

OS Site/Location Plan license no O1667381 Plan 2 received 27 January 2014

Existing Layout Ground Floor Plan 3 received 27 January 2014

Proposed Layout Plan 4 received 27 January 2014

Proposed Elevations Plan 5 received 27 January 2014

Existing Elevations Plan 6 received 27 January 2014

Existing Layout First Floor Plan 7 received 27 January 2014

Proposed Section Drawing Plan 8 received 27 January 2014

Reason: - To ensure provision of a satisfactory development.

- 4 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.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the northern elevation of the ground floor side/rear extension.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.