
Site Address:	3 Heatherton Mews, Emsworth, PO10 7QQ		
Proposal:	Garage conversion to create living accommodation.		
Application No:	APP/13/00789	Expiry Date:	23/10/2013
Applicant:	Mrs M Smith	Team:	Team 2
Agent:	Mr J Barton	Case Officer:	Jenna Shore
	Emsworth Builders		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a hipped roof and flint work to the front elevation. The dwelling occupies a prominent location at the entrance to Heatherton Mews. The dwelling is located within a courtyard with dwellings surrounding to the north and east. A garage block is also located to the east.
- 1.2 Heatherton Mews is an unadopted Highway.

2 Planning History

03/60530/000

Conservatory to rear.

Refused. 12/06/2003

03/60530/001

Conservatory to rear.

Permitted. 02/03/2004

3 Proposal

- 3.1 The application seeks to convert the existing garage space to a bedroom. The garage door is to be replaced with a large window with flint work below.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

Heatherton Mews is not adopted therefore the removal of the garage can not be

prevented or refused by the Highway Authority on highway safety grounds as the effect on the residual cumulative impact of the development on the surrounding highway network can not be defined as severe.

However the loss of the garage may cause amenity/safety problems but this is a decision that will be made by the Planning Authority.

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: 1

One letter of objection received highlighting the following concerns:

- 1) Question relating to what the converted space will become (Bedroom)
- 2) Question relating to how long the works will be going on for (No time frame stipulated by the Planning Authority) not a planning consideration.
- 3) Question asking if professional workmen will be used. Not a planning consideration.
- 4) No.4 Heatherton Mews has been sold and extensive works are taking place with works traffic in a small courtyard. Further works will have a profound impact on other residents. Not a planning consideration.

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 neighbours and parking
- (iii) Effect on the character of the existing dwelling and the streetscene

(i) Principle of development

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

(ii) Effect on neighbours and parking

7.3 There is no increase in mass resulting from the garage conversion. It is unlikely therefore that the resulting works could result in an overbearing or visually intrusive

impact on neighbouring dwellings. Concern has been highlighted from the neighbouring dwelling relating to disturbance from noise and road traffic resulting from the building works. Unfortunately some disturbance may occur but this is unlikely to be over a prolonged period of time given that the extent of building works is limited. This is also not a reasonable reason to refuse.

- 7.4 The proposal does however result in the loss of a parking space in what is already a limited area for vehicular parking. This loss may therefore result in increased pressure on parking. However the driveway space to the front of the garage is to remain and accommodate two parking spaces.
- 7.5 It is noted that planning permission is required due to the removal of Class I1 and I3 under condition 8 of planning application 16740/2. Works internally would not constitute development (i.e the garage space could be lost and converted to living accommodation without consent), however planning permission is required for the external alterations. Consequently it is considered that a similar reduction in parking could result without the consent of the Local Planning Authority.

(iii) Effect on the character of the existing dwelling and the streetscene .

- 7.6 In regards to design, the applicant proposes to use matching materials and incorporate an area of flint work to match that of the south facing elevation of the existing dwelling. The design is therefore considered to be in keeping with that of the surrounding dwellings which are also noted to consist of flint work to the front. It is unlikely that the alterations from a design perspective would have an adverse impact on the character of the courtyard area of Heatherton Mews.

8 **Conclusion**

- 8.1 The proposed changes may result in an increase pressure in parking with the loss of one parking space. However, the loss of this space could also result under PD with the same implications. Two parking spaces still remain, which accommodates the needs of the dwelling. The design is considered to incorporate existing design features and is therefore unlikely to result in an adverse impact to the character of the courtyard area of Heatherton Mews.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00789 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 unit of accommodation is not in a satisfactory position with insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and 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:

Location plan received by the Council 28th August 2013

Block plan received by the Council 6th August 2013

Proposed elevations received by the Council 6th August 2013

Photograph received by the Council 6th August 2013

Reason: - To ensure provision of a satisfactory development.