
Site Address:	32 Stockheath Lane, Havant, PO9 3BT		
Proposal:	Conversion of integral garage into living/ dining area. (Retrospective Application).		
Application No:	APP/13/00643	Expiry Date:	28/08/2013
Applicant:	Mr P Handley	Team:	Team 1
Agent:		Case Officer:	Richard Nash
Ward:	Battins		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site comprises a semi-detached dwelling of traditional design and construction, located within a modest plot on the east side of Stockheath Lane, south of its junction with St Francis Place. The area is predominantly characterised by medium density residential land use, although there is public open space to the rear of and opposite the site.

2 Planning History

97/62008/001: Construction of 2 no 3 bedroom detached dwellings and garages with new access. Approved subject to conditions, including one requiring the garages to be kept available for the parking of cars and not to be converted to living accommodation.

APP/13/00451: Certificate of Lawful Development relating to the conversion of the garage to living accommodation. Refused.

3 Proposal

The current application has been submitted retrospectively and seeks to regularise the conversion of an attached garage to living accommodation.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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:

Recommends approval subject to provision of two car parking spaces and cycle facilities.

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

7 **Planning Considerations**

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) Loss of parking

- (i) Principle of development

The conversion of a residential garage to living accommodation would be acceptable in principle and in this case has had a negligible impact in terms of design and neighbouring amenities.

- (ii) Loss of parking

Condition 11 of planning permission 97/62008/001 required that the garage at the property should be kept available for the parking of cars and should not be converted to living accommodation. Although the development has resulted in the loss of the garage parking, the Highway Engineer has recommended approval subject to the provision of two car parking spaces and cycle facilities. There are two existing parking spaces within the curtilage of the site and ample room for cycle storage.

8 **Conclusion**

The conversion of the residential garage to living accommodation is acceptable in principle, has had a negligible impact in terms of design and neighbouring amenities and an appropriate level of parking would be retained on the site. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/00643, subject to the following conditions:

- 1 A minimum of two parking spaces and sufficient space for cycle storage shall be kept available for such purposes within the curtilage of the site.
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.

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

E001 - Existing Location Plan

E002 - Existing Block Plan (as original)

P001 - Proposed Block Plan (as built)

Site plan 97/62008/1

Ground and first floor plans 97/62008/1

3No. photographs received 27 June 2013

Reason: - To ensure provision of a satisfactory development.