

DELEGATED OFFICER REPORT

Site Address:	10A Queens Road, Waterlooville, PO7 7SB		
Proposal:	Proposed garage conversion, alterations to doors and windows, removal of existing chimney and internal structural alterations.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00468	Expiry Date:	22 nd August 2025
Applicant:	Mr & Mrs Poynton		
Agent:	Mr Reading, JB Architecture Design	Case Officer:	Richard Hawkey
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a detached bungalow set in a backland position with its access taken from Queens Road. The dwelling is constructed of red / brown brick with an interlocking concrete tile pitched roof. The driveway is shingle covered and sufficient car parking on it is provided for at least three cars. There are mature trees in proximity to the dwelling which are covered by Tree Preservation Orders (Ref: TPO 1276).

2 Planning History

09/51273/002 - Application for works to trees subject to TPO 1276. Common Oak (T2) crown reduce by 20% and crown lift to 4m keeping parent limbs. Lawson Cypress (T4) and Scots Pine (T5) remove deadwood., PERM,20/02/2009

88/51273 Detached bungalow with double garage on land r/o/ 16 Queens Road.
Granted 7th July 1988

APP/16/00202 - Crown lift 1No. Oak (T2) to give 3m ground clearance, subject to TPO 1276., PERM,05/05/2016

APP/16/00600 - Fell 1No. Lawson Cypress (T4), subject to TPO 1276.,
WD,16/06/2016

APP/16/00635 - Crown reduction of Lawson Cypress T4 by 5-6m, removal of deadwood and branch shortening, subject to TPO1276., PERM,21/07/2016

3 Proposal

This application proposes the conversion of the existing garage, alterations to doors and windows, removal of existing chimney and internal structural alterations.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Discussed with Tree Team and no issues raised as works are unlikely to impact on protected trees. A tree survey and tree protection plan have been provided by the applicant.

Councillor Ann Briggs

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor Gwen Robinson

No comments received.

Councillor James Blades

No comments received.

Councillor Peter Wade

No comments received.

Councillor Ryan Brent

No comments received.

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: 15

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) Appropriateness of design and impact on the character of the area
- (iii) Impact upon residential amenity
- (iv) Tree Matters
- (v) Parking
- (vi) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposed alterations will see the conversion of the existing garage into a learning room which the applicant has confirmed is to help facilitate home schooling of the applicants children. This will involve the removal of the existing garage door and its replacement with two windows and brickwork. The materials for the brickwork are to match the existing dwelling and the design and proportions of the proposed windows will match those of others in the existing property.

7.4 Other minor fenestration alterations are also proposed which involve the slight enlargement of an existing window on the south east elevation so that it will now match others in the same elevation; the alteration of an existing window on the north west elevation to become a doorway as well as the enlargement of an existing opening in the same elevation to make a large doorway with bi-folding doors; an existing doorway on the south west elevation will be changed to become a window the dimensions of which will match other window openings on the property. It is also proposed to remove an existing chimney to facilitate the removal of an existing internal structural wall.

7.5 All materials to be used for external surfaces will match the existing dwelling and the fenestration detailing will also be a good match. On this basis the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.6 The proposals would result in no change to the current mass, bulk, or overlooking of the host property to any of the neighbouring properties. The proposed works are therefore not considered to have an adverse impact on the residential amenity.

7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have no additional impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.8 The proposal will result in the loss of the existing double garage, there however exists

sufficient space in the forecourt area of the property to accommodate parking for at least three cars which would comply with the requirements of the Havant Borough Council Parking SPD July 2016. The proposal is considered acceptable on this basis.

(v) Tree Matters

- 7.9 There are a number of mature trees on the site which are protected by a Tree Preservation Order (Ref: TPO: 1276). The works proposed on site are minor in nature however, it is likely to involve machinery being used on site and the storage of materials which could potentially impact on the route protection zones of the protected trees. The applicant has undertaken a tree survey and has submitted a tree protection plan. To ensure that no damage is done to the protected trees it is recommended that a condition be imposed to ensure that protective fencing is erected in the position shown on the plans prior to the commencement of the development and only removed once it is completed.

(vi) Biodiversity Net Gain (BNG)

- 7.10 It is noted that this application is a householder application and meets the De Minimus exemption requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, would not have a detrimental impact on protected trees, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00468 subject to the following conditions:

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
Draw.No. PL.910.25-01 Rev B Site & Location Plans
Draw.No. PL.910.25 - 04 Proposed Ground Floor Plan
Draw.No. PL.910.25 - 05 Proposed Elevations
Draw.No. BJH 01/02/03 & 04 Tree Protection Plan

Reason: To ensure provision of a satisfactory development.

3. The materials to be used for the external surfaces of the new areas of brickwork and window framing shall match the existing building so far as reasonably practicable.

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 and the National Planning Policy Framework).

4. No development shall commence on the site until protective fencing has been erected in the position shown on Draw.No. BJH 01/02/03 &04 (Tree Protection Plan). The fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework.

Informative

1. In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - Offering a pre application advice service, and
 - Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions.

In this instance you were updated about issues after the initial site visit and following revisions your application was considered acceptable.