

DELEGATED OFFICER REPORT

PROPOSAL	Garage conversion
LOCATION:	9 Baker Close, Waterlooville, PO8 9WP
REFERENCE NO:	APP/25/00794
APPLICANT:	Mr J Bernardino
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	18/11/2025
APPLICATION EXPIRY DATE:	15/12/2025
WARD:	Hart Plain
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application property is a modern detached dwelling located in the Hart Plan Ward in Waterlooville. It stands two storeys tall and has four bedrooms. The property is faced in a combination of red brick with tile hanging and has a tiled roof. Surrounding properties are of a similar age and design. Immediately to the west of the site is a playing field.
- 1.2 The property is not listed and is not within a Conservation Area. There are no TPO protected trees on or adjacent to the plot.

2. Planning History

APP/13/00804 Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, retention of existing farmhouse, new access road from Eagle Avenue, internal access roads, associated car parking, open space and landscaping and including works to trees under TPO 1931 (Approved 5 May 2015). Request to discharge condition 26 and partially discharge condition 5 (3.1.17). Request to Discharge Condition No.s 2, 3, 6 and 8 (21.02.17). Request to partially discharge condition 19 (28.2.17). Request to discharge condition No. 2 (24.08.17). Request to Discharge Condition Nos. 2 and 5 (21.02.18). Request to discharge conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 25, 29, 30, 31 and 33 (3.04.18). Request to Discharge Condition No/s 3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 16, 17 & 18 (Residential Phase 2) (06.06.2019). Request to Discharge Conditions 15 and 30 (02/08/2019). Request to Discharge Conditions 7,9 & 10 (Phase 2) (21.07.20). Request to Discharge Conditions 5 and 6 (31.07.20). Request to Discharge Conditions 3, 4, 8, 14, 16, 17 (25.08.20). Request to Discharge Condition 15 (02.09.20). Request to discharge condition 31 (06.11.20). Request to partially Discharge Condition 11 (30.11.2020). Request to discharge condition No. 9 (16.02.2021). Request to discharge condition No. 31 (Phase 2B) (08.03.2021). Request to discharge condition No. 25 (Phase 2B & 3 (Residential Phase 1A & 2)) (08.03.2021). Request to discharge condition 9 (Phase 2) (29.03.21). Request to discharge condition No's 22 and 32 (23.04.2021). Request to partially discharge

condition 11 (18.07.23). Request to discharge condition 11 Part 3 Verification Reports (07/08/2023).

Condition 20 states:

“The garages hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation without the prior written approval of the Local Planning Authority.

Reason: To ensure the retention of adequate on-site car parking and to discourage parking on the adjoining highway in the interests of highway safety and local amenity and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework, March 2012.”

3. Proposal

- 3.1 The application seeks planning permission for the conversion of an integral garage to habitable accommodation. To achieve this, an existing garage door would be removed and infilled with block and brickwork with new windows inserted on the front and side elevation at ground floor level.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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)

DM13 (Car and Cycle Parking on Residential Development)

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

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Cllr J Blades – No comment received

Cllr A Briggs – No comment received

Cllr E Shimbart - No comment received

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Site notice Display	28/10/2025	18/11/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 6

- No comments were received from local residents

Material planning considerations are addressed in Section 7.

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) Effect on neighbouring properties
- (iv) Parking and Access
- (v) Biodiversity Net Gain (BNG)
- (vi) Community Infrastructure Levy (CIL)

- (i) Principle of development

7.2 The application site contains an existing dwelling and is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 The original planning permission for the entire residential development withdrew permitted development rights for garage conversions to ensure adequate on-site car parking is retained and to discourage parking on the adjoining highway in the interests of highway safety and local amenity. A full assessment against the reason for removing such permitted development rights is undertaken below.

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

7.4 The proposal would convert an existing integral garage. There would be no extension of the property, instead alterations would be undertaken to remove and infill the garage door opening. To achieve this, the garage door opening would be infilled with brickwork and a window. Proposed materials and finished would match those on the

remainder of the building. As a result, the frontage of the building would appear cohesive and symmetrical in appearance and would not detract from the wider street scene.

On the south western side elevation, a window would be inserted at ground level. The window would be of similar appearance to those on the front elevation.

- 7.5 To ensure an appropriate finish to the development, it is considered necessary to impose a condition requiring finishing materials to match those found in the host dwelling.
- 7.6 Consequently, the design and appearance of the proposal is deemed appropriate in context to the existing dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.7 The proposal would not extend or add any additional bulk or massing to the host dwelling. As a result, there would be no adverse impact upon neighbouring residents by way of overshadowing or overbearing impacts.
- 7.8 Two new windows would be formed. The front facing window would be formed in the existing garage space. The outlook from this window would primarily be over the local road network with the nearest residential properties over 25m away. As such, its formation would not allow for any harmful overlooking of neighbouring properties. The proposed side facing window would overlook a small area of side garden with hedgerow planted along its boundary. Beyond this is a playing field, as such, there are no near neighbours that would be impacted.
- 7.9 The proposal 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 overly dominant impact of the amenities of the adjoining property nor result in any loss of light or privacy to neighbouring properties.

(iv) Parking and Access

- 7.10 The application property is a 4 bedroom dwelling with integral garage. Under the Havant Parking SPD, a 4 bedroom property is expected to provide 3 parking spaces. The proposal would result in the loss of the garage parking space, reducing the total number of parking spaces to 2, thus falling under the required quantum outlined in the SPD.
- 7.11 The proposal demonstrates that 3 parking spaces could be provided on the driveway and garden area to the front of the property with the existing access point unaltered. At present only two parking spaces are available at the front of the dwelling. To ensure adequate on site parking is retained for future occupants and avoid potential harm associated with parking on adjacent roads, it is considered necessary to impose a pre-commencement condition requiring the formation of 3 parking spaces on land to the front of the dwelling prior to the conversion works to the garage commencing. Subject to the imposition of this condition, the proposal would satisfy the minimum parking requirements outlined in the Havant parking SPD and would accord with Local Plan Policy DM13.

(v) Biodiversity Net Gain (BNG)

7.11 This application is exempt from the requirements relating to Biodiversity Net Gain as it is a householder application.

(vi) Community Infrastructure Levy

7.12 The proposal would not extend the existing dwelling in excess of 100sqm. As such, the development would not attract a CIL payment.

8 **Conclusions**

8.1 The proposal is considered acceptable in principle, and is appropriate in terms of design and impact on the character of the area, and would have a limited and acceptable impact on neighbouring properties. Parking arrangements shall be conditioned accordingly. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Development Manager be authorised to Approve with Conditions for application APP/25/00794.

Conditions:

1	<p>The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.</p> <p>Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location, Site and Floor Plans and Elevations Drawing No. 01A Rev B 01A Rev B</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.</p> <p>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.</p>

4	<p>Prior to the commencement of the garage conversion works hereby approved, 3 parking spaces shall be provided in a hard surfaced material as shown on drawing number 01A Rev B and thereafter all of those spaces shall be kept free of obstruction and available for the parking of motor vehicles at all times.</p> <p>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.</p>
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Informatives:

1	<p>In accordance with paragraphs 38-50 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:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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