DELEGATED OFFICER REPORT

PROPOSAL	**Conversion of former garage to habitable room with new pitched roof, alterations to fenestrations.**
LOCATION:	5 Luard Court, Havant, PO9 2TN
REFERENCE NO:	APP/26/00095
APPLICANT:	Mr & Mrs Taylor
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/03/2026
APPLICATION EXPIRY DATE:	09/04/2026
WARD:	St Faiths

SUMMARY RECOMMENDATION: Approve with Conditions

1. Site Description

1.1 The application site comprises a two storey semi-detached dwelling in brick and pebbledash with white uPVC fenestration under a gable ended concrete tile roof. The property is to the north of Luard Court and is well set back behind an approximately 10m long and 8m wide asphalt driveway providing parking for up to six vehicles, which is open to the road with low walls to either side. A former integrated garage projecting forward of the main dwelling with a flat roof has been previously converted to a store, which retains a garage style door to the front, and a utility room. Approximately level with the front of the store there is a 1.8m high timber gate providing access to a side path along the west boundary. Beyond the gate the boundary treatment is 1.8m high close-boarded fencing.

1.2 The area immediately surrounding the application site is residential and is comprised of two storey dwellings of a similar age and in generally similar materials. It was noted during a visit to the site that a number of nearby properties have previously carried out garage conversions and replaced the original flat roofs with small pitched roofs.

2. Planning History

28795. Alterations and front extension to garage. PERMIT 31/12/1982.

3. Proposal

Conversion of former garage to habitable room with new pitched roof, alterations to fenestrations.

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
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

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)

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5. Statutory and Non Statutory Consultations

Councillor Daniel Berwick No comments received.
Councillor Gillian Harris No comments received.
Councillor Phil Munday No comments received.

6. Publicity and 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: N/A

Statutory advertisement: N/A

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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) Biodiversity Net Gain (BNG)

(i) Principle of development

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

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

7.3 The proposals comprise the conversion of the store area into a ground floor study and internal works to incorporate the utility into a larger open-plan kitchen and dining area. As part of the works, the existing flat roof would be removed and replaced with a pitched roof with a small rooflight to the western roof slope. Existing doors to the store would be replaced with windows. It is noted that there would be no loss of current parking provision and that the existing hardstanding would be retained.

7.4 The proposed pitched roof would have a maximum height of 3.5m, approximately 1m higher than the existing flat roof. No increase in floor area is proposed and the proposal would be similar to in appearance to replacement roof additions elsewhere in Luard Court, notably at No.18 on the opposite side of the road. Proposed materials would be to match those of the host dwelling. Considering the strong precedent for similar development in the local area and the relatively minor nature of the works involved the proposals are considered to be acceptable.

7.5 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) Effect on neighbouring properties

7.6 To the west is No.4 Luard Close, which is a similar style property to the host dwelling. The proposals include the replacement of an existing side facing door with a window, however this would located forward of the front wall of No.4 and would be largely concealed behind the existing 1.8m high close-boarded fencing. No.4 has no side windows facing the front flat roofed projection that might be affected by the pitched roof addition. As such the impact to this property is considered to be limited and acceptable.

7.7 To the east is No.6 Luard Close, which is the other half of the semi-detached pair. The replacement pitched roof would be set at least 3.9m from the front boundary and no new east facing windows are proposed. The impact to No.6 is therefore considered to be limited and acceptable.

7.8 No.8 Tavistock Gardens lies to the north and rear of the site. The proposals would not be visible from this property and are therefore considered to result in a negligible impact to No.8.

7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable 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) Biodiversity Net Gain (BNG)

7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

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9. RECOMMENDATION:

That the Development Manager be authorised to **GRANT PERMISSION** for application APP/26/00095 subject to the following conditions:

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:

Location, Site, Floor Plans and Elevations DPA-01 Rev 02
Email received 30 March 2026

Reason: To ensure provision of a satisfactory development.

3 The external materials used shall match, in type, colour and texture, those of the existing building so far as 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) 2011 and the National Planning Policy Framework.

Informatives:

1 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:

- 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, and,

In this instance:

- Your application was acceptable as submitted and no further assistance was required.