

DELEGATED OFFICER REPORT

PROPOSAL	Conversion of attached garage to playroom, block up rear window & door (rear elevation), replace garage door with window, adjust hallway window (front elevation).
LOCATION:	79 Stakes Hill Road, Waterloooville, PO7 7BH.
REFERENCE NO:	APP/26/00327
APPLICANT:	Mr & Mrs Pople
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	16/07/2026
APPLICATION EXPIRY DATE:	28/07/2026 (Agreed EOT 21/08/26)
WARD:	Stakes
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 No.79 Stakes Hill Road is a linked-detached, two-storey 1970s house positioned to the east of Stakes Hill Road. The main dwelling is slightly set back from the road behind low hedging, with a driveway and an existing double attached flat-roofed garage to the northern boundary of the site, providing off-street parking. Pedestrian access to the entrance door and garden is located from the same driveway. The host dwelling is positioned on an irregularly shaped garden plot, which is flat in nature but located on the side of a hill. The site is partially open to the front and can be clearly seen from the road, but the rear garden is surrounded by 1.8m high timber boundary fencing, with taller hedging to the rear, and is more secluded from public view.
- 1.2 The area immediately surrounding the application site is residential, comprising terraced houses, semi-detached houses, detached houses and period properties in a variety of styles, materials and ages. The northern neighbouring property at No.77 is a mirror image in size and design to the host 1970s two-storey house, is linked-detached to the host dwelling by the garage and has a part-open driveway to the front within a regularly sized rectangular plot.

2. Planning History

No relevant planning history.

3. Proposal

Conversion of an existing attached garage to playroom, which will include the blocking up of the rear window & door (rear elevation), replacing the existing garage door with a window, and alter the existing hallway window (front elevation).

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
Planning Policy Statement 25: Development and Flood Risk 2009

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

Emsworth Neighbourhood Plan Post Examination Version 2020
N/A

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

5. **Statutory and Non-Statutory Consultations**

Southern Water No comments received.
Councillor Terry Norton No comments received.
Councillor Sarah Milne No comments received.
Councillor Elizabeth Lloyd 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: 7

Number of site notices: One.

Statutory advertisement: N/A.

Number of representations received: 0

Comment	Officer Comment
No comments have been received	N/A

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 provision
- (v) 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. In this case the works to convert the garage to a playroom would normally fall under permitted development tolerances, however the proposed alterations to the principal elevation of the host dwelling of such a nature that they would materially alter the design of the front elevation of the garage and house, hence the need for the planning permission which has been applied for.

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

7.3 The proposal involves the conversion of an existing attached double garage to a playroom for the applicant's family, which will include replacing the existing large garage door with a large casement window and bricking up of the surrounding opening and alter the existing hallway window by bricking up of a lower glazing panel in the front principal elevation and the bricking up of the window and door in the eastern rear elevation.

7.4 The works of conversion proposed would use white finished uPVC casement windows and red brick work, which would match those existing materials on the property to replace the garage door, lower part of the front window and bricking up of the rear door and window. No other external alterations are required. Taken together, the design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is also considered that the scheme would not result in an adverse impact on the visual amenity of the locality. The proposed alterations would use matching or similar materials, ensuring that the converted garage frontage would assimilate within the existing site. Furthermore, the frontage of the host dwelling is well set back from the street, it is overall considered to be acceptable in design and appearance and would have no detrimental impact to the surrounding streetscene.

7.5 The conversion of the garage to a playroom would be for the applicant's family, which would be for incidental only to the main house and not for any commercial use. A condition will be attached to ensure that this will remain an incidental use to a residential dwelling, thus maintaining neighbouring amenity.

- 7.6 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

- 7.7 The works of conversion will replace a large garage door with a brick wall and large casement window, which would only allow overlooking the existing frontage and driveway of host dwelling. The conversion of the garage to a playroom for the applicant's family would only be an incidental use to the houses main use as a residential dwelling. Also, the proposal would include the blocking up of an existing rear door and window to the garage. No further extensions close to the northern linked neighbour are proposed by this application. Therefore, none of the adjoining properties to the north at No.77, to the south at No.22 and to the east at No.23 Sweetbriar Gardens will be adversely affected by this alteration. It is also noted no letters of objection were received with respect to the scheme.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy, 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).

(iv) Parking provision

- 7.9 The garage conversion will result in the loss of 2 available car parking space at the property. However the driveway is generously sized, and the block plan submitted with the application demonstrates that up to 3 car parking spaces would be possible within the property's front curtilage. This car parking provision meets the requirements associated with a four-bedroomed dwelling as set out in the Havant Borough Council Parking SPD (2016) and is in accordance with Policy DM13.

(v) 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 nature and design of the proposal would have limited and acceptable impact on the character of the area and adjoining neighbours. The car parking requirements associated with the property will continue to be met notwithstanding the loss of the garage. The proposal is therefore considered to be appropriate and recommended for approval.
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9. RECOMMENDATION:

That the **INTERIM DEVELOPMENT MANAGER** be authorised to **GRANT PERMISSION** for application APP/26/00327 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:

Site & Block Plan E.01.01

Proposed Front & Rear Elevations Plan 1574- E.01.02

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 The conversion of the garage to playroom hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse known as No.79 Stakes Hill Road as such and shall not be used for any business or commercial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM13 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.
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