HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75716

DESCRIPTION	Partial conversion of attached garage to form habitable room to include provision of 1no. rear facing roof light, and 2 no. side facing windows
ADDRESS	3 St. Andrews Gardens Hamble-Le-Rice Southampton SO31 4QA

SITE VISIT DATE	14/01/2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Partial conversion of an attached garage, to include the provision of 1no. rear facing roof light, and 2no. side facing windows to the northern elevation.
TOPOGRAPHY	Mainly level site.
TREES	Bay trees & shrubs along northern boundary, not TPO'd but conditioned to be retained under planning permission C/38816/002.
BOUNDARY TREATMENT	1.8m high fence along boundaries.
SITE CHARACTERISTICS	Two storey detached property with attached garage, and parking space alongside. White painted rendered finish, white frames to windows/doors, and grey roof slates. Garden is relatively small, but well screened.
CHARACTER OF LOCALITY	Residential area within the urban edge. Small development of three dwellings and garages approved in 1997. Two semi-detached and one detached dwelling within a gated area with gravel forecourt and pair of garages to the front.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/28225/001	Demolition of 1 and 8 St Andrews Buildings (demolition of buildings in conservation area).	Refused – 11/11/91
C/33816/000	Construction of three dwellings following demolition of existing garages.	Refused – 08/05/96
C/33816/001	Erection of three dwellings following demolition of existing garages.	Permit – 03/06/1997
C/33816/002	Erection of three dwellings and garages following demolition of existing garages.	Permit – 09/06/1997
Z/35775/000	Construction of two storey side extension.	Refused – 17/02/99 Appeal Dismissed – 29/10/1999

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/35775/001	Relief of condition 17 of planning permission C/33816/2 to convert garage to a habitable room and construction of single storey rear extension and extension to existing garage block to provide additional garage.	Permit – 07/06/2000
Z/35775/002	Construction of extension to existing garage block to provide additional garage.	Permit – 09/01/2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
20 Cirrus Gardens, Hamble-le-Rice	Objection: • Damage already done to existing trees along the boundary between Cirrus Gardens and St Andrews Gardens. • Inclusion of a pair of new windows in the north facing elevation, contrary to a condition on the approval for the development. • Objection in respect of the expected separate application for a rear extension.
1 St Andrews Gardens, Hamble-le-Rice	Comment: • Concerns raised that the conversion will impact on the parking for all 3 houses, as parking is very limited for each property.
22 Cirrus Gardens, Hamble-le-Rice	Objection: • Concerns regarding the windows that will be facing their property, affecting the current privacy to their home and garden. • The conversion of the garage is contrary to the original planning conditions. • The existing trees along the boundary have been cut back unprofessionally leaving gaps, resulting in loss of privacy, contrary to original planning conditions. • Concerns raised regarding the single storey extension also outlined on the plans.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	The Council resolved to leave the decision to the Officers but would like to draw their attention to the fact that this development if permitted will result in the loss of a designated car parking space in an area already suffering from chronic car parking problems.
Engineers	Holding objection. In line with the EBC Parking Standards, the 2-bed dwelling requires a minimum of 2 on-site parking spaces. These are currently provided via the garage and an adjacent parking space, as is the case with the other two development dwellings, with one additional parking space provided to accommodate visitors. A condition was implemented on the original

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	permission to ensure no parking was lost, as it would affect the amenity of neighbours and potentially obstruct the parking court area. If the garage is converted to living accommodation, then parking for the dwelling will be reduced to one space which would be insufficient. There is however (in transport terms, if not others) to extend the existing parking bay into the rear garden area to form a tandem parking bay. If this were an acceptable option to the applicants, and could be shown on plans, then the garage conversion can be re-assessed accordingly. Condition E04 would need to be applied however, as future protection of the parking needs to be ensured. It is noted on plans that an area of 'proposed single storey rear extension - subject to a separate planning application' is shown on plans that if built would remove the potential for the relocated parking to be put in place. Surface water drainage does not appear to be affected by internal garage division. <u>Amendment - Parking Plan Received 28/01/2015</u> To confirm, given the information shown on the plans, I am happy that the proposals are acceptable in regard to parking – 2 spaces for the application site even when the garage is lost (it remains 3-bed) and 2 spaces for each of the neighbour dwellings as per the EBC Parking Standards. Visitor parking can be taken up through formal on-street parking opposite the site entrance. Can Condition E05 please be added to ensure the additional 2nd space is implemented.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, Policy DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area - BHH 63

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

Condition E05 included as part of the recommendation.

COMMENT ON REPRESENTATIONS RECEIVED

Issues raised:

Trees – The trees and shrubs along the boundary between 20/22 Cirrus Gardens and 3 St Andrews Gardens, subject to retention by the original planning consent C/383816/002, in particular the bay trees, have been substantially reduced. However the applicant has confirmed that additional planting in the form of pleached trees, evergreens and climbers will be taking place in order to maintain privacy.

Proposed single storey extension – Although outlined on the plans it does not form part of this planning application and therefore cannot be assessed.

Works contrary to planning conditions – Permitted development rights can be removed for various types of development and conditions incorporated as part of a planning approval. This is done so that the Planning Authority can further control and assess the development.

Privacy – The windows along the north elevation are to be conditioned to be obscure glazed and top opening in order to address neighbour's concerns over loss of privacy. There is also the 1.8m fence in place along the boundary which does screen and restrict views.

Parking – A plan has been requested and received which shows two available parking spaces for 3 St Andrews Gardens, one alongside their existing garage, and the second opposite (alongside the

COMMENT ON REPRESENTATIONS RECEIVED

parking bays). This fulfils the requirement for 2 parking spaces for a three bedroomed property. Condition E05 has also been included as part of the recommendation.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

The property is a detached two storey dwelling, built as part of a small development of three, and located within a residential area to the north west of the centre of Hamble. It is proposed to convert the rear section of the existing attached single garage to living accommodation to provide a utility and downstairs bathroom.

The external works proposed are limited to the insertion of the 2no. windows on the northern side elevation and a Velux style of window to the rear elevation of the garage roof. These are to match those on the main dwelling, and as such are considered to be in keeping with the existing dwelling. As the dwelling is located within a private infill development situated off the main highway, there would not be any impact on the street scene and wider area character.

There is no enlargement of the garage structure and as a result there would not be any greater overbearing impact or loss of light for the occupiers of neighbouring properties.

Permitted development rights were removed under the original planning approval, C/33816/002, for any windows to be constructed in the northern side elevation of this plot. Neighbouring properties located to the north in Cirrus Gardens have also raised concerns over the loss of privacy that the installation of these windows may cause. Therefore a condition has been added to the recommendation for these windows to be obscure glazed and top opening only, unless the windows are positioned at least 1.7 metres above the floor of the room in which they are installed.

The main highway consideration in respect of the proposals concerns the provision of adequate off road car parking to serve the dwelling. The partial conversion of the garage will result in the loss of one car parking space. As a three bedroomed dwelling, the Council's adopted Residential Parking Standards SPD requires that two car parking spaces be provided. In this regard a plan has been provided by the applicant to show two spaces available, and the Council's Head of Transportation

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

and Engineering is happy that this would be acceptable.

The site is considered to still retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

The proposed partial garage conversion is considered to be an appropriate form of development, which would be in keeping with the existing dwelling and not impact on the character of the area. In addition concerns regarding parking and privacy have been overcome by the imposition of conditions.

Recommend approval.