

Planning Department
East Hampshire District Council
Penns Place,
Petersfield,
GU31 4EX

Our Ref: EH-643-AW

Your Ref: 38043/013

PP Ref: **12520439**

Email: 

Date: 20th October 2023

Status: Online

Dear Sir/Madam

Crossways West, Portsmouth Road, Bramshott Chase, Hindhead, GU26 6BY

Introduction

This covering letter is prepared by Southern Planning Practice Ltd on behalf of Mr Gary Price in support of an application for the removal of condition 3 of planning permission 38043/013 for the *conversion of detached garage to habitable annexe accommodation* at the above property (PP ref **12520439**).

Site and surroundings

The site lies within the settlement boundary Grayshott and relates to the residential property Crossways West. The property is a 3-bed dwelling, which once formed part of 'Crossways' prior to it being sub-divided. It is located on the western side of Portsmouth Road.

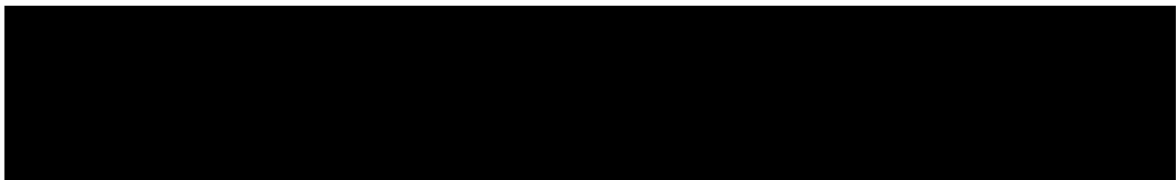
This application relates to an existing detached annexe and garage space to the west of the property. It is accessed from the existing shared driveway which is within the applicant's ownership.

Planning History

The relevant planning history for the application site is as follows:

- **38043/007** – Replacement Garage - Permitted 2013
- **38043/013** - Conversion of detached garage to habitable annexe accommodation (description clarified by email received, 28/09/216) – Permitted 2016

The detached double garage was converted following approval of 38043/013 . The permission included the following condition:

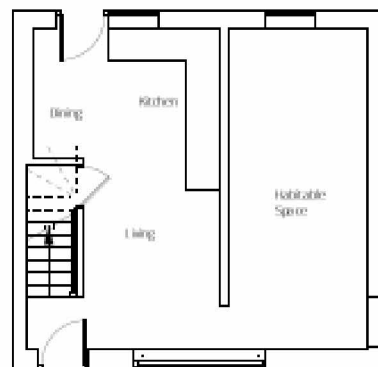
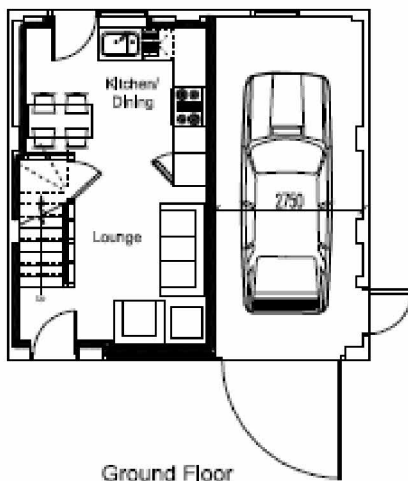


3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) the parking space shown on the ground floor plan 1697/02 hereby approved shall only be used for the purpose of parking private motor vehicles in connection with the residential use of the property and shall not, at any time, be used for living accommodation, or for the storage of boats, caravans or trailers.

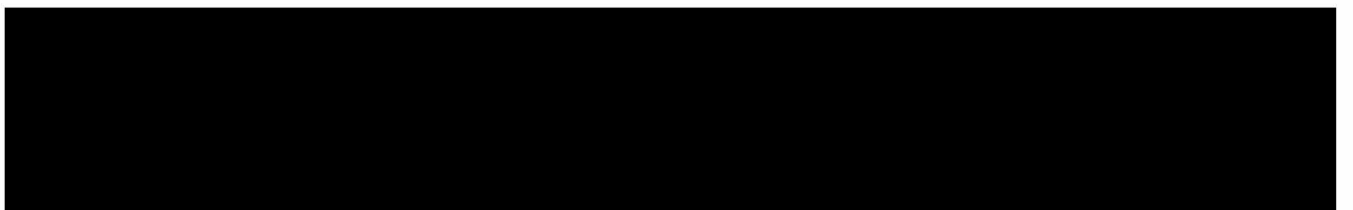
Reason - To ensure the adequate provision of on-site parking for the purpose of highway safety.

Proposal:

The proposal is for the removal of this condition as the applicants would like to use the parking space shown on the approved ground floor plan 1697/02 for habitable space as shown on plan EH-AW-643.04A:



Existing and proposed ground floor plans



Planning Policy Context

National - National Planning Policy Framework

The following sections of the National Planning Policy Framework (NPPF) 2023 are considered relevant:

- 02 - Achieving sustainable development
- 04 – Decision Making
- 15 - Conserving and enhancing the natural environment

Planning Practice Guidance

What approach should be taken to using conditions?

What should a local planning authority do to ensure that the tests in national policy have been met?

Paragraph 55 of the National Planning Policy Framework makes clear that planning conditions should be kept to a minimum, and only used where they satisfy the following tests:

1. *necessary;*
2. *relevant to planning;*
3. *relevant to the development to be permitted;*
4. *enforceable;*
5. *precise; and*
6. *reasonable in all other respects.*

These are referred to in this guidance as the 6 tests, and each of them need to be satisfied for each condition which an authority intends to apply.

Paragraph: 003 Reference ID: 21a-003-20190723

Are there any circumstances where planning conditions should not be used?

Any proposed condition that fails to meet one of the 6 tests should not be used.

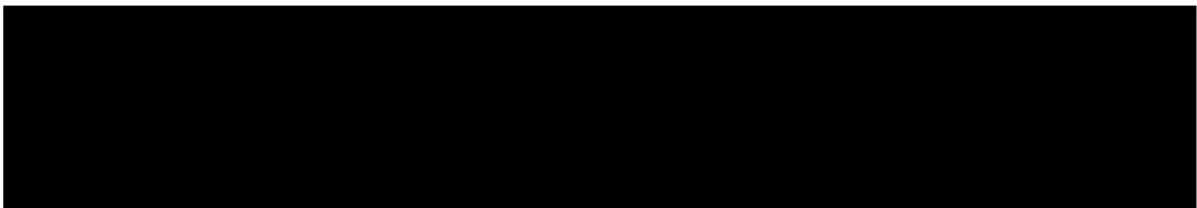
Paragraph: 005 Reference ID: 21a-005-20190723

Local - Development Plan

The following policies of the East Hampshire District Local Plan: Joint Core Strategy (2014) and East Hampshire District Local Plan: Second Review (2006) are considered relevant:

East Hampshire District Local Plan: Joint Core Strategy (2014)

- CPI - Presumption in favour of sustainable development
- CP2 - Spatial Strategy
- CP29 - Design
- CP27 - Pollution
- CP21 – Biodiversity



East Hampshire District Local Plan: Second Review (2006)

- HE2 - Alterations and Extensions to Buildings

Other Guidance

Residential Extensions & Householder Development' Supplementary Planning Document – July 2018

Key Points for Garages, Outbuildings & Annexes:

- Sufficient space for car parking and turning should remain between any proposed garage and the highway

Vehicle Parking Standards' Supplementary Planning Document – July 2018

Parking Standards – the minimum car parking requirement for a 4+bed dwelling is 3 spaces. In terms of types of parking, according to section 4, a single garage/car port should measure a minimum of 3m in width by 6m in length internally.

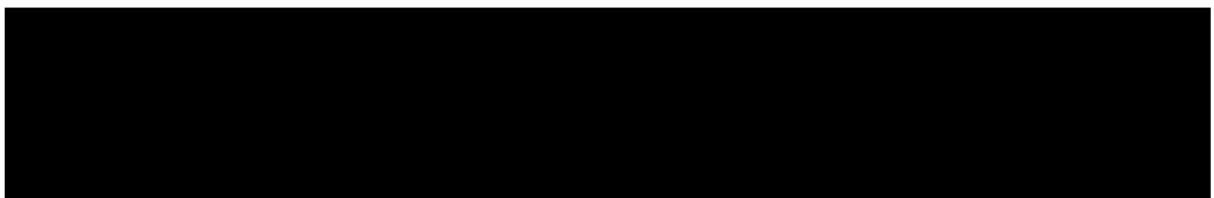
Planning Considerations:

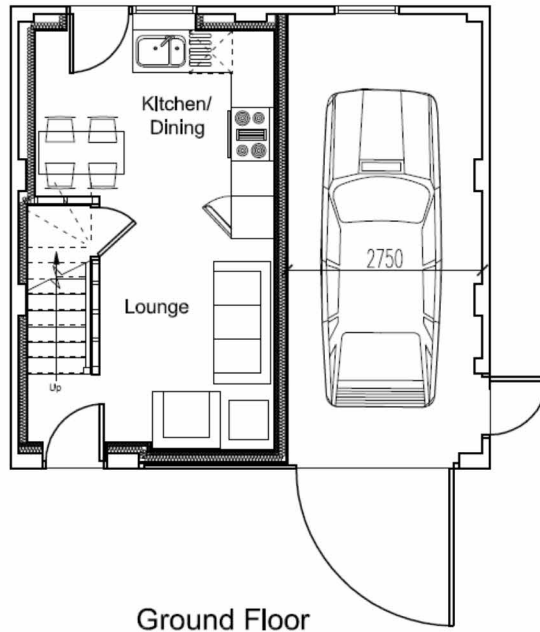
Principle

The site is within the urban edge where the principle of development is acceptable. It is clear from the wording of the condition that the only reason for it was to ensure the adequate provision of on-site parking for the purpose of highway safety.

Loss of internal parking space

Whilst the proposal would result in the loss of an internal parking space, the dimensions of the space as approved under planning permission 38043/013 does not meet the size requirements as set out in the Vehicle Parking Standards SPD (2018) as it is less than 3m in width (see extract from ground floor plan I697/02 below).





The guidance in the SPD clearly states that “A reduced size of garage/car port is unlikely to count as a vehicle parking space as it is unlikely to provide sufficient space for a vehicle and/or some storage”. It should not therefore be considered a suitable or useable vehicle parking space.

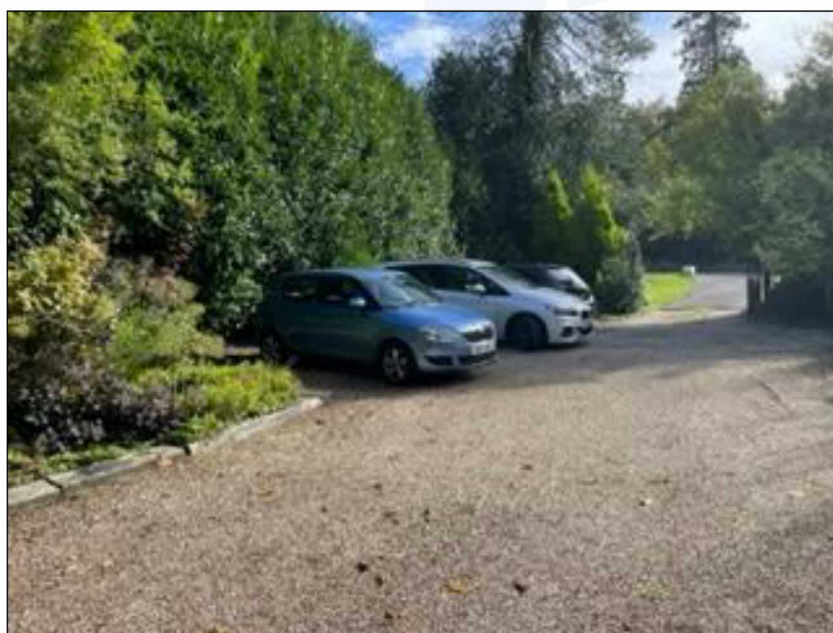
The photographs below and the proposed site plan EH-AW-643.03A illustrates there is more than sufficient space on site to provide the necessary on-site parking provision as required by the development approved under 38043/013.



View of driveway to Crossways West and Annexe looking west

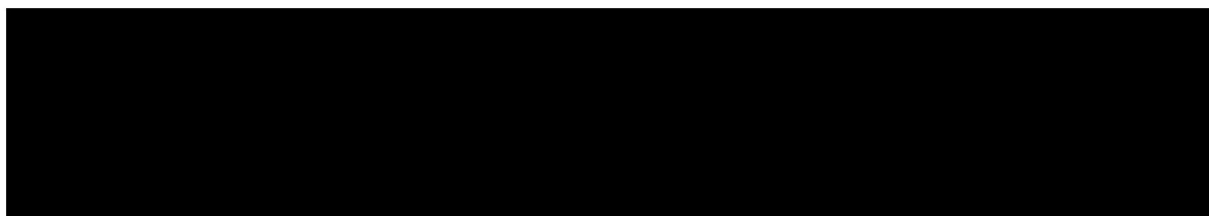


View of driveway to Crossways West looking east



View of additional parking and visitor parking for Crossways, Crossways West and Crossways East looking east

There is sufficient parking for approximately 4 cars for Crossways West in the main driveway as shown on proposed site plan EH-AW-643.03A . This provision is greater than the minimum threshold as set out in the Vehicle Parking Standards SPD (2018).



Necessity of condition

The requirements of paragraph 56 of the NPPF which states that:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision-making.

The PPG also states that “Any proposed condition that fails to meet one of the 6 tests should not be used” (NPPG Para: 005 Reference ID: 21a-005-20190723).

For the reasons set out above, condition 3 of planning permission 38043/013 is no longer necessary or reasonable in all other respects, contrary to Paragraph 56 of the NPPF and paragraph 003 Reference ID: 21a-003-20190723 of the NPPG.

Conclusion

The proposal to remove condition 3 of planning permission 38043/013 is considered to be in accordance with national and local planning policies and should therefore be granted.

This application has been submitted via the planning portal and as it relates to the removal of a condition planning application fee is £234. This has been paid separately.

Yours sincerely



**Alexandra Webb BSc (Joint Hons) MSc MRTPI
Associate**

