

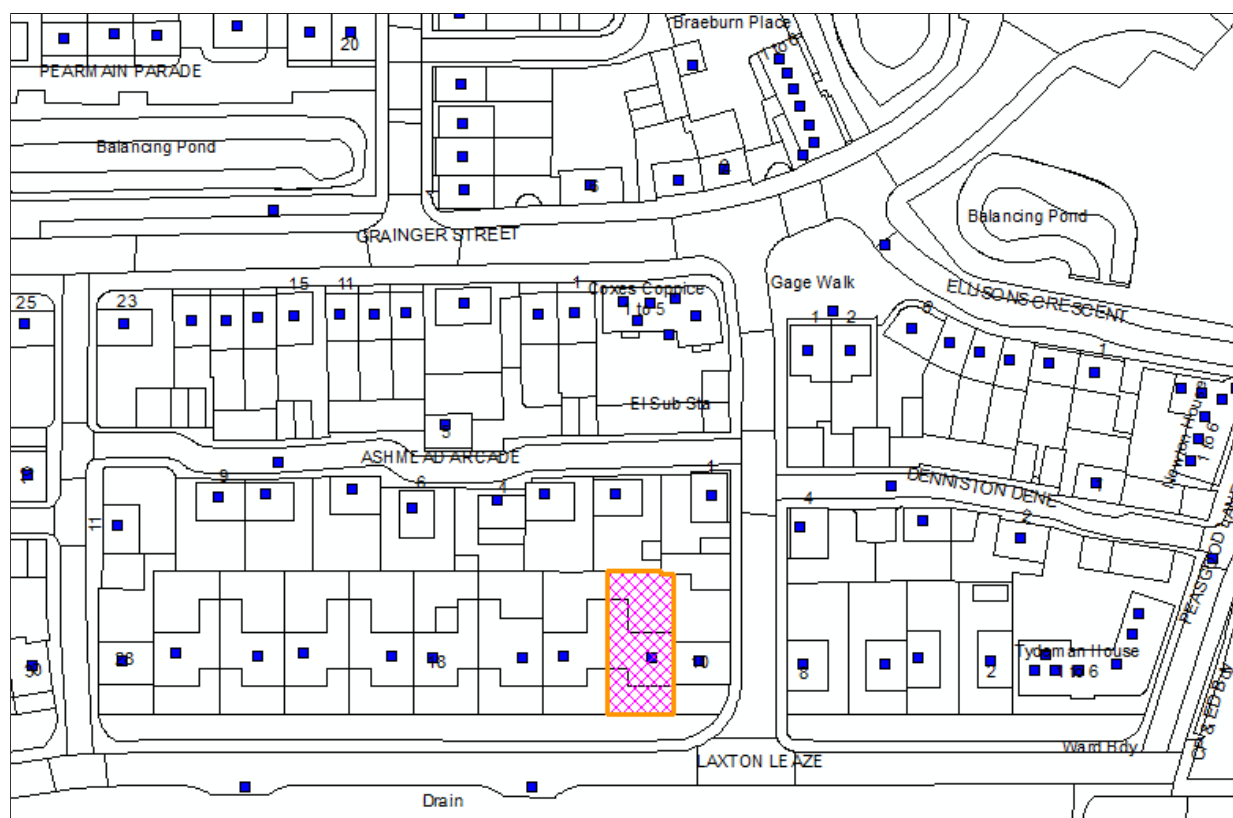
WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 26/00576/HOU
Proposal Description: Garage conversion to form additional residential accommodation, including elevational alterations
Address: 12 Laxton Leaze, Waterlooville, Hampshire, PO7 3AW
Parish, or Ward if within Winchester City: Newlands
Applicants Name: Mr & Mrs J Massey
Case Officer: Ben Collins
Date Valid: 24 April 2026
Recommendation: Approve with Conditions
Pre Application Advice No

Link to Planning Documents:

26/00576/HOU

<https://planningapps.winchester.gov.uk/online-applications/search.do?action=simple>



Case No: 26/00576/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Reasons for Recommendation:

The development is recommended for permission, as the proposed garage conversion creates a satisfactory development that avoids amenity and design issues. The reduction in parking provision to the site is acceptable, due to the site's close proximity to local employment centres, local amenities and public transport infrastructure.

Newlands Parish Council has requested that the application is determined by the Planning Committee, based upon material planning considerations, as shown in Appendix 1.

Amendments to Plans Negotiated:

The label on the proposed floor plan, which states that there will be 2 parking spaces in front of the garage has been removed. While it may be possible to fit two medium sized cars on the driveway, it would not accord with the dimensions required by highway's highways standards for individual parking spaces. As such, the label was removed to properly reflect the parking provision at the site.

Site Description:

12 Laxton Leaze is a two-storey semi-detached residential property, which includes two roof dormers to the front facing roof pitch, one roof dormer to the rear facing roof pitch, stone tabling to the gable ends, a front porch with canopy over and a linked detached garage. The garage is hipped, set back from the principal elevation and extends into the rear garden. The principal elevation faces the South and the site slopes downwards to the rear towards Ashmead Arcade to the North.

Proposal:

Garage conversion to form additional internal space. The works include the insertion of patio doors to the East elevation of the garage and the replacement of the rear access door with patio doors. The proposals would result in a loss of 2 of the 3 parking spaces to the property.

There are no changes proposed to the principal elevation of the property and garage.

Relevant Planning History:

Certain Permitted Development Rights have been removed, including for the relevant Class A of Part 1, Schedule 2 of the General Permitted Development Order (2015) as amended, under condition FULL 8 of application 10/02862/OUT. Condition 12 of 10/02862/OUT has removed permitted Development rights for garage conversions to liveable floor space. As such, all the works proposed within this application require planning permission.

Case No: 26/00576/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Consultations:

None.

Representations:

Councillors – *Karen Seear from Newlands Parish Council:*

1 objecting Representations received from *Newlands Parish Council*

Reason – The perceived resultant parking stress in the area from the proposed development, due to the loss of 2 of the 3 existing parking off road parking spaces to the property.

No Supporting Representations received.

Relevant Development Plan Documents and Policies

National Planning Policy Framework (NPPF) (2024)

1. Introduction
2. Achieving sustainable development
3. Plan-making
4. Decision-making
9. Promoting sustainable transport
12. Achieving well-designed places

National Planning Practice Guidance (NPPG)

- Determining a planning application
- Making an application
- Neighbourhood planning
- Transport evidence bases in plan making and decision taking

Winchester Local Plan 2020-2040 (adopted March 2026)

- D1 – High Quality, well designed and inclusive places
- D7 – Development Standards
- T1 – Sustainable and Active Transport and Travel
- T2 – Parking for New Developments

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Planning Considerations

Assessment under 2017 EIA Regulations:

The development does not fall under Schedule I or Schedule II of the 2017 Environmental Impact Assessment Regulations; therefore, an Environmental Impact Assessment is not required.

Principle of Development:

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 and paragraph 48 of the National Planning Policy Framework (NPPF) require that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

The application site is outside of a defined settlement boundary. As the proposal results in an extension to an existing residential dwellinghouse, the principle of development is considered to be acceptable, subject to compliance with the Development Plan as a whole and all other Material Planning Considerations.

The key issue addressed in the officer's assessment is whether the proposed loss of parking provision to the site would amount to harm to highway safety and the amenities of the site and area.

Impact on Character and Appearance of Area:

The proposals would not result in any additional floorspace or extension to the property, simply alterations to the fenestration. The proposed materials to the doors would match those of the existing dwelling. As such, the design of the proposals is considered in keeping with the dwelling and the streetscene, in accordance with policies D1 and D7 of the Local Plan.

Neighbouring Amenity:

The proposed patio doors would directly face the rear garden of the application property, as opposed to neighbouring amenity space and there would be no increase in the massing or form of the garage element. On this basis, the proposals avoid overlooking and other amenity issues, in accordance with policies D1 and D7 of the Local Plan.

Sustainable Transport:

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

The permission for the erection of 12 Laxton Leaze, which formed part of a major and ongoing housing development, included a condition which removed permitted development rights for garage conversions. The condition was imposed in the interests of preserving off-road parking spaces, in the interests of maintaining highway safety and amenity. It is noted that the proposals would result in a reduction in parking provision to the site with the loss of 2 of the 3 existing off road parking spaces to the property. It is noted that the property is a 4-bedroom property.

The nearest bus stop is located within 0.2m miles walking distance of the property. The bus stop provides direct transport links around Waterlooville and towards Havant, which is served by an abundance of transport infrastructure, including a train station. The property is also within proximity to local amenities with a large commercial centre located approximately 0.5 miles walking distance to the East (from the property), which includes a variety of grocery stores, hospitality businesses and emergency services. A significant centre of employment is situated within approximately 0.6 miles walking distance to the North of 12 Laxton Leaze, which includes many local businesses and industries.

The property's close proximity to public transport links, amenities and employment centres reduces the demand for private motor vehicles, and the policy shift towards more sustainable forms of transport means that the need for a high supply of parking provision proportional to the number of bedrooms is reduced. The site's surrounding context is served by sustainable forms of transport, local employment centres and amenities, enough to adequately justify the proposed loss of parking provision to the site.

On balance, whilst parking provision would be reduced on the site, it is not considered that this loss would amount to ham to the amenities of the surrounding area as adequate off-road parking is evident within the locality. Within the wider context of the local area, the proposals are considered to preserve highway safety. It is considered that the sites location is suitably distanced to local amenities, employment centres and public transport links, so as to avoid transport issues, according with policies D1, T1 and T2 of the Local Plan.

Ecology and Biodiversity:

The proposal will have no adverse impacts upon local ecology or biodiversity.

Equality:

Due regard should be given to the Equality Act 2010: Public Sector Equality Duty. Public bodies need to consciously think about the three aims of the Equality Duty as part of the process of decision-making. The weight given to the Equality Duty, compared to the other factors, will depend on how much that function affects discrimination, equality of

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

opportunity and good relations and the extent of any disadvantage that needs to be addressed. The Local Planning Authority has given due regard to this duty, and the considerations do not outweigh any matters in the exercise of our duty.

Planning Balance and Conclusion:

The proposed garage conversion and elevational alterations create a satisfactory development that avoids amenity and design issues. On balance, the reduction in parking provision to the site is deemed acceptable, due to the site's close proximity to local employment centres, local amenities and public transport infrastructure, in addition to the retention of one-off road parking space. The cumulative effect of the existing parking provision in the street and the accessibility to sustainable transport infrastructure in the area ensures that the loss of parking provision to the site would not adversely affect highway safety or result in an unacceptable increase in parking stress to the street. In conclusion, it is considered that the proposal accords with national planning policies and the Development Plan policies and does not raise any material matters that weigh sufficiently against the granting of planning permission.

Recommendation:

Approve with conditions.

Conditions:

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans received:

Reason: For the avoidance of doubt, to ensure that the proposed development is carried out in accordance with the plans and documents from which the permission relates to comply with Section 91 of the Town and Country Planning Act 1990.

03 The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those as detailed in the materials section of the associated application forms.

Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Case No: 26/00576/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Informatives:

1. In accordance with paragraph 39 of the NPPF (2024), Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC: offer a pre-application advice service and, - update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.
2. The Local Planning Authority has taken account of the following development plan policies and proposals: Local Plan - SP2, SP3, D1, NE5, D7, T2, NE14 and NE15.
3. This permission is granted for the following reasons: The development is in accordance with the Policies and Proposals of the Development Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.
4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served. Where construction site working hours are limited by a planning condition you can apply under Section 74B of the Town and Country Planning Act 1990 which provides a temporary fast track to vary existing conditions.
<https://www.winchester.gov.uk/environment/pollution/construction-sites>
5. During construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.
6. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption.

Case No: 26/00576/HOU

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

7. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible. For further advice, please refer to the Construction Code of Considerate Practice
<https://www.considerateconstructors.com/resources/the-code-of-considerate-practice/>

Appendix 1 –

Newlands Parish Council Comments:

‘Comments: The PC wishes to raise a STRONG OBJECTION to this planning application. With the loss of two off road parking spaces, if the garage is converted this puts additional strain for street parking in an area where street parking is already a serious problem. the property is a 4-bedroom home and as such is provided with 3 parking spaces. If the property is extended, this means that the home potentially becomes a 5-bedroom property, thus creating the need for even further parking. This matter needs to be considered by committee.

The plans provided do not given adequate information. Section 7 the council believes to be irrelevant. Consideration needs to be given to the fact the property will also increase it's valuation. The above comments regarding parking are the main cause for concern and are why the council believes this application needs to be considered by committee’.

Signed Karen Seean – Clerk to the Council.