
Site Address:	12 Jessie Road, Havant, PO9 3TH		
Proposal:	Erection of single storey granny annex at rear of property.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00487	Expiry Date:	16/08/2024
Applicant:	Mrs Siouxsie Dwane		
Agent:		Case Officer:	Ikrame Essalih
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 12 Jessie Road, Havant is a two-storey semi-detached dwellinghouse featuring a double height projecting bow windows at the front elevation and located at the south side of Jessi Road fronting the junction with St Michaels Road. The house is constructed in multi brick red brick and a brown tile cross gable roof. The property benefits from a long rear garden of approximately 33 metres in depth, comprising a detached garage with an entrance approximately aligned with the main house rear elevation, a deck and a patio with timber flooring, an outbuilding adjoining the east boundary and a wooden shed at the rear boundary on a mainly lawn area. The front of the property allows for appropriate car parking space being entirely paved with a driveway leading to the rear garage.
- 1.2 The boundaries treatment at the rear comprises timber fencing of at least 1.8 metres in height while a front soft boundary formed by medium height hedging and low-rise timber fencing defines the front garden at the entrance and the front west.
- 1.3 The surrounding area is predominately residential in character with properties of similar age, design and height and other differing.

2 Planning History

07/72306/000 - Single storey rear extension., PERM,04/07/2007

3 Proposal

The proposal comprises the erection of a single storey granny annexe with flat roof. the proposed annexe would be located at the rear of property and have dimensions of approximately 6.4 metres by 4.4 metres with a maximum height of approximately 2.75 metres. The annexe is intended to be occupied by the applicant's father on an ancillary basis.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Michael Lind

No comments received.

Councillor Phillipa Gray

No comments received.

Building Control

Building Regulation consent required for this work.

No sewers are shown near by.

Depending on the distance away from site / notional boundary the external walls may need to be fire resistant in accordance with AD B (if within 1m).

Means of escape from bedroom will need a 450mm clear opening or 0.33m² to allow a person to escape.

Surface and foul water drainage will need to comply with AD H surface to soakaway and foul to existing drainage system.

Foundations will need to be designed if certain trees within 20m of the proposed structure.

Kitchen will require mechanical ventilation also.

Trickle ventilation also needed.

Additional issues will be arise upon submission of Building regs application.

Officer's Comment: *Further to consultation with building control, the applicant have been advised to submit amended plans, specifically in regard to the means of escape and fire safety. The applicant has submitted amended plans taking into consideration the above comments.*

6 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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
<u>No comments received.</u>	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 matters
- (v) CIL

(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.

7.3 The proposed development would result in an additional habitable accommodation that has the potential to be occupied independently. However, it has been confirmed that the accommodation is intended for the applicant's father. Although there is no integral connection to the main dwelling, based on a site visit to assess the proposal and information provided by the applicant, it is evident that the annexe would still be functionally connected the main residence. The access to the annexe will be through the existing rear garden gate, between the residence and the detached garage while the garden space will be shared.

7.4 It is noted that there is no separate vehicular or pedestrian access from the rear boundary. Provided a condition is applied to ensure the annexe is used solely for ancillary purposes, there is no objection in principle to the proposed development.

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

7.5 The proposal consists of the construction of a single storey annexe featuring a contemporary design with a flat roof. The new building would be constructed in cement external cladding walls with uPVC double glazed windows and doors in grey anthracite colour. The interior space would comprise an ensuite bedroom and an open kitchen with a living/ dining area and the entrance to the annexe would be formed by a 1-metre-wide decking leading to east facing double door. The ensuite bedroom would be served by a south rear facing window, a tilt and turn window and a tall window facing the rear garden to the north, while the kitchen/ living/ dining area would be served by two north facing windows and an east facing window.

7.6 By dint of its position and modest height, the annexe would be entirely enclosed at the furthest rear part of the property and mainly screened by the high timber fencing of at least 1.8 metre in height, albeit partially visible from the end of the St Theresas Close

where a cul-de-sac is formed. Additionally, considering the large size of the garden, it is deemed that the proposed annexe would not result in an over-development and would appear proportionate to the main dwellinghouse. Therefore, it is considered that the proposed development would not adversely impact to the character of the main dwellinghouse and the streetscene. It is noted that outbuilding at rear boundaries is a common feature in the surrounding area.

- 7.7 The design and appearance of the proposal is deemed appropriate as a detached ancillary structure in a private residential garden, and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the Havant Borough Local Plan Core strategy (2011). 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

- 7.8 The proposed annexe would be located at approximately 400mm at the closest point to the rear boundary of the application site. The adjacent properties to the east and west benefits from long rear gardens with no outbuilding or habitable space close to the proposed development, therefore it is deemed that the proposal would not result in an adverse impact to these adjacent properties, albeit the proximity to the side boundaries.
- 7.9 Considering the modest height of the proposed development of approximately 2.75 metres, the high wooden fence at the rear boundary and the closest building at the adjacent property at No.18 St Therasas Close being a garage and storage room with no side windows, it is considered that the proposed annexe would not appear overbearing to the neighbouring property or result in a harmful impact. It is noted that the window facing this adjacent property would be a high window with frosted glass.
- 7.10 Considering all of the above, the proposal does not appear overbearing or leading to overshadowing, loss of privacy or overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the Havant Borough Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking matters

- 7.11 The proposed development would result in an additional bedroom. Considering the paved front garden of the main dwelling, the paved driveway as well as the existing garage, it is deemed that at least 3 car parking spaces can be provided on site in accordance with the Council's Parking SPD guidance. Therefore, it is considered that the proposal would meeting the requirements of Havant Borough Council Parking Standards SPD and Policy DM13 of the Havant Borough Core Strategy (2011).

(v) CIL

- 7.12 The proposal involves a detached annexe therefore the development is CIL liable. The CIL team are aware to issue the Draft Liability Notice

8 Conclusion

- 8.1 The proposed granny annexe is considered appropriate in terms of design, design and sitting and would have limited and acceptable impact on the character of the area and

the neighbouring amenities. On this basis, it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00487, subject to the following 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 Plan - Uploaded 26 June 2024
Block Plan - Uploaded 26 June 2024
Amended Floor Plan - Uploaded 09 October 2024
Amended Front Elevation - Uploaded 09 October 2024
Rear Elevation - Uploaded 26 June 2024
Side Elevations - Uploaded 26 June 2024
Amended Materials - Uploaded 09 October 2024
Covering Letter - Uploaded 26 June

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted application forms and hereby approved plans and covering letter, 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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space and on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.