
Site Address:	44 Frances Road, Purbrook, Waterloooville, PO7 5HH		
Proposal:	Demolition of existing outbuilding and construction of habitable annexe.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00317	Expiry Date:	20/06/2024
Applicant:	Mr Stubbington		
Agent:	Simon Rolison	Case Officer:	Tina Pickup
	R and R Design Studio		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

1.1 The application site relates to a semi detached bungalow located on the south side of Frances Road, Purbrook. It is constructed with a red brick plinth and grey render above, beneath a fully hipped red concrete tiled roof. It has a shared drive between its side elevation and number 42 to the west, with a garage in a set back position.

1.2 The rear garden is some 32m long and bounded by fencing and mature planting. There is currently a small flat roofed shed/store at the rear of the garden. The site is relatively flat and level.

1.3 Number 42 has a more recent flat roofed outbuilding at the rear, which is about 7m x 8m and constructed close to the shared boundary.

2 Planning History

None relevant

3 Proposal

3.1 Demolition of existing outbuilding and construction of habitable annexe.

3.2 The proposed annexe would measure about 10.8m long x 7.4m wide x 2.9m high (to parapet). It would comprise 2 bedrooms, a bathroom, kitchen and living area. The only openings would be a window and full height opening doors in the front (north) elevation, with a roof lantern and roof light in the flat roof serving rear rooms. It would be constructed of contemporary materials including western red cedar cladding on the front (north) elevation, white render to the remaining elevations, and dark anthracite grey aluminium doors and windows.

3.3 It is proposed to be occupied on an ancillary basis by a family member of the main bungalow. A supporting statement setting out the functional link with the main bungalow has been submitted.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
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

Portsmouth Water Company

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: 28

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Would be almost half the garden; noise; would upset pets.	Noted - see section 7
This will have an impact on the slow worm and newt life that is in and around that area. It will also be an overpowering sight at the end of the gardens with it being so big. There will have a detrimental effect on parking within the area as you would assume up to another 2 cars or even more to try and park where it is already busy.	Noted – any disturbance to protected wildlife a matter under the Wildlife and Conservation Acts – an Informative can be added. Scale similar to permitted development structure – see section 7 As ancillary use parking meets SPD – see section 7

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 and use
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) CIL

(i) Principle of development and use

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The proposal would result in additional habitable accommodation that is potentially capable of being occupied independently. However, a statement has been provided setting out that the intended occupier would be the elderly parents of the occupier of the main bungalow and they have certain health conditions necessitating separate bedrooms and care would be provided by their son and family in the main bungalow. More generally the annexe would share the facilities of the main bungalow, with all bills, post etc coming via the main bungalow, and family meals would largely still occur in the main house.

7.3 Given that there is no separate access and all occupiers would need to cross the private garden of the bungalow, then it is considered that the annexe would be occupied on a genuine ancillary basis with appropriate functional link to the main house. With an appropriate condition ensuring ancillary occupation only, then there is no objection in principle to the proposed annexe.

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

7.4 The proposed annexe would be contemporary in design, being flat roofed and constructed of western red cedar cladding on the front (north) elevation, and white render to the remaining elevations, with dark anthracite grey aluminium doors and windows. At 2.9m high the building would be 0.4m higher than a permitted development incidental outbuilding, which could result in up to 50% of the total curtilage being covered by buildings.

7.5 Being entirely enclosed within a private rear garden the development would not be visible from any public area. Other large outbuildings are present in the vicinity and given that the garden size can readily accommodate a building of this scale without becoming over-development, and would remain proportionate to the scale of the host bungalow, then the design and scale of the annexe would not be inappropriate to the residential character of the area.

7.6 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 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 building would sit adjacent an existing outbuilding at number 42, but would be about 0.4m higher and 3m longer. Due to this relationship with an existing structure and orientation it is considered that the proposal would have limited impact on number 42.

- 7.8 Number 46 to the east has a smaller shed at the rear of its garden, and at 2.9m high and 10.8m long, the proposed outbuilding would form the rear third of the shared garden boundary. Notably the development has been pulled away from the boundary very slightly and has concealed gutters enabling the existing fence line to remain, with no overhang and ensuring the Certificate A is appropriate. Some limited overbearing effect and overshadowing above this boundary line may occur, but given the overall lengths of the gardens, then the first 20m of number 46's garden would retain its open aspect, with only the rear third of the garden slightly affected. This is not considered to result in sufficient harm to the amenity of the occupiers of number 46 to warrant a reason for refusal.
- 7.9 In terms of the ancillary use, there would be some additional activity at the rear of the garden through its occupation, but only by family members. The additional noise and disturbance to neighbours would be very limited and generally annexes in rear gardens are considered acceptable in principle, with limited impacts to neighbouring amenity. Any future noise and disturbance issues could be investigated by Environmental Health under their separate legislation.
- 7.10 Overall it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and 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

- 7.11 The entire frontage of the existing bungalow is hard surfaced for the parking of 3 to 4 vehicles and hence it is considered that the parking demand arising from the increase in bedrooms can be provided on site in accordance with the Parking SPD, which would require 3 on site spaces for a dwelling with 4 or more bedrooms. Therefore the proposal is considered to be compliant with Policy DM13 and the Havant Parking SPD.

v) CIL

- 7.12 As a detached annexe the development is CIL liable to a sum of £8,572.50 but an annexe exemption has been claimed. The Draft Liability Notice has been sent to the agent.

8 Conclusion

- 8.1 The proposed annexe development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00317

(A) 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:

Planning Statement by R&R Design Studio Ltd
Supporting Information on Annexe use
Block & Location Plans - Drawing Number 1000
Proposed Plans - Drawing Number 1100
Proposed Sections - Drawing Number 1101
Proposed North and South Elevations - Drawing Number 1102
Proposed East and West Elevations - Drawing Number 1103
Proposed Materials - Drawing Number 1104

Reason: - To ensure provision of a satisfactory development.

- 3 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 on-site parking and amenity space 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.

- 4 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.