DELEGATED OFFICER REPORT

Site Address:	64 Rownhams Road, Havant, PO9 4QD		
Proposal:	Single storey annex.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00634	Expiry Date:	20/11/2024
Applicant:	Mr Charlie Silver		
Agent:	Mr Walker Parkers Design	Case Officer:	Selina Donophy
Ward:	Leigh Park Hermitage		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the south side of Rownhams Road, Havant. This property has a pitched, tiled roof with painted render to the elevations. The front elevation is separated from the highway by a front garden area . The surrounding locale is residential in character.

2 Planning History

None relevant

3 Proposal

Single storey annex.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Amy Redsull - Leigh Park Hermitage
No comment received

Councillor Richard Joseph Spence Brown
No comment received

Councillor Vicky Rhodes
No comment received

Developer Services, Southern Water
From reviewing the submitted document, we can see no evidence of the applicant using the existing wastewater connection and Surface Water scheme. If this is not the case, Southern Water will require a formal application for a connection to the public sewer to be made by the applicant or developer.
To make an application visit Southern Water's Get Connected service: https://developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:
https://www.southernwater.co.uk/developing-building/connection-charging-arrangements
We request that should this planning application receive planning approval, the following informative is attached to the consent: Construction of the development shall not commence until details of the proposed means of foul sewerage and surface water disposal have been submitted to, and approved in writing by the Local Planning Authority in consultation with Southern Water.
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,
West Sussex, BN13 3NX (Tel: 0330 303 0119).
Website: southernwater.co.uk or by email at:
SouthernWaterPlanning@southernwater.co.uk
Yours faithfully,
Future Growth Planning Team
Developer Services
southernwater.co.uk/developing-building/planning-your-development

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: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Objects - [Representations redacted for data protection purposes] relates to ownership certificate	Case Oficer comment : Comment has been noted and corrections have been made; application form has been revised to relate to owner of the site.

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) Biodiversity Net Gain (BNG)
(v) Parking
(vi) CIL
(vii) Flood risk

(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. The proposed use of the annexe would be for the daughter and grandchild of the applicant who resides at no 64 Rownhams Road. The annexe would retain a strong connection to the main dwelling in terms of shared services , access and amenity area . It is understood there would be no separate access from the rear garden to the car park to the side of the plot and no demarcation of the plot would occur. On this basis it is considered that the use of the annexe would be ancillary to the host dwelling.

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

7.3 This proposal comprises the construction of an annexe in the rear garden of no 64 Rownhams Road. The proposed annexe would be located at the end of the rear garden and would have dimensions of approximately 9 metres length by 6 metres width. The roof would have a hipped form with a ridge height of approximately 4.7 metres and an eaves height of 2.6 metres. The east and west roof slopes would feature two roof lights on each roof slope. Internally the annexe would provide two bedrooms , a bathroom , kitchen and lounge area. To the east and west side elevations would be two windows on either side, these would be top opening and obscure glazed. To the front elevation facing back towards no 64 would be a set of doors and two windows serving the kitchen and lounge area . Proposed materials include composite cladding.

7.4 The annexe as proposed would be large in size and this is noted however it is judged that it could be accommodated within the plot without resulting in harm to the character of the host dwelling - in this regard the retained garden area would be similar in depth to other properties in the locality. It would be located at the end of the garden which backs on to a car park and an area of scrap land to the rear . It would therefore not be widely visible from the public realm . It is not considered to result in harm to the character of the wider area; a number of properties in the immediate locality feature outbuildings of a variety of sizes and designs.

7.5 On balance, the design and appearance of the proposal is deemed appropriate in context to the main building and the surrounding area 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

7.6 To the west of the application site is no 62 Rownhams Road which is the attached property . The annexe would be located at the end of the garden of no 64 and therefore would be sited away from the main property of no 62. The annexe would be visible however is not deemed to result in any overlooking or overbearing impact upon this property, with the fully hipped nature of the proposal mitigating the impact of its bulk to some degree.

7.7 To the east of the application site is no 66 Rownhams Road. This plot is smaller in length than that at no 64 and therefore the annexe would not be sited directly adjacent to the rear garden of no 66 . No harmful impact has been identified .

7.8 To the rear of the site is a car park and scrap land - no impact has been identified to the rear of the site.

7.9 Consequently, 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) Biodiversity Net Gain (BNG)

7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Parking

7.11 The parking plan supplied shows that 3 parking spaces would be accommodated on the property. The main dwelling has two bedrooms which requires 2 parking spaces and the annexe would require the third parking space. The existing storage area to the side would need to be removed to make way for the third parking space.

(vi) CIL

7.12 As a detached annexe this would be CIL liable however it is noted that the applicant has submitted the relief form.

(vii) Flood risk

7.13 This site is located within Flood Zone 3. A Flood Risk Assessment has been provided with this application which states that floor levels will not be set lower than the existing house, amongst other flood mitigation measures.

8 Conclusion

8.1 The proposed 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.

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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00634 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:

Email confirming materials uploaded on the 08.01.2025

08 Jan 2025	P0	BLOCK AND LOCATION PLAN
08 Jan 2025	P1	EXISTING AND PROPOSED GROUND AND FIRST FIRST FLOOR PLANS
08 Jan 2025	P2	PROPOSED ANNEX ELEVATIONS AND FLOOR PLAN
08 Jan 2025	P3	EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS
08 Jan 2025	P4	EXISTING AND PROPOSED RIGHT AND LEFT SIDE ELEVATIONS
27 Sep 2024		FLOOD RISK ASSESSMENT

Reason: - To ensure provision of a satisfactory development.

3 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.

4 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the annexe hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

5 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 independent unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position and has insufficient outdoor amenity space and access 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.