
Site Address:	190 Barncroft Way, Havant, PO9 3AN		
Proposal:	Erection of single storey annexe in rear garden.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00496	Expiry Date:	26/08/2024
Applicant:	Mr and Mrs Mathews		
Agent:	Mrs Fox	Case Officer:	Tina Pickup
	Critchley Architecture and Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling, with linked single storey garage, located on the west side of Barncroft Way, opposite Havant College. It is constructed of red brick beneath a concrete tiled roof. The front garden area has been surfaced with grey gravel providing space for the parking of 2 or 3 cars. To the rear the garden extends some 25m and is level, grassed and enclosed with new 2m close boarded fencing.

2 Planning History

None relevant

3 Proposal

3.1 Erection of single storey annexe in rear garden.

3.2 The proposed annexe would measure 10.6m x 4.6m with flat roof height of 2.7m. It would be sited 1m from the rear and side boundaries of the site. It would be constructed of spruce vertical cladding with white UPVC windows and doors. Internally it would provide one bedroom, a study (or second bedroom), a small day space and shower room. No kitchen is proposed. It is intended to be occupied by the applicant's parents 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)
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)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Daniel Berwick

None received

Councillor Gillian Harris

None received

Councillor Phil Munday - St Faiths

None received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 the internal layout excludes a kitchen area and it is stated that the accommodation is for the applicants parents. Following a site meeting to discuss the proposal, it is apparent that the accommodation would be functionally linked to main house i.e. all services and bills would be via the main

house, the garden area shared and laundry and family meals would largely still occur in the main house.

- 7.3 Given that there is no separate vehicular access and all occupiers would need to cross the private garden of the main house, 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 relatively contemporary in design, being flat roofed and constructed of spruce vertical cladding with white UPVC windows and doors. At 2.7m high the building would be just 0.2m 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 and screened by new 2m high close boarded fencing within a private rear garden the development would not be visible from any public area. 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 dwelling. As such it is considered that 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 There are no other significant rear outbuildings within gardens abutting the site, but due to the relatively low height at 2.7m, then the impact of the building above the fence line would be relatively modest. Some limited overbearing effect and overshadowing above the fence line may occur, particularly to number 188 to the north, but given the length of this garden then any impacts would be in the rear half of the garden and not close to the house. This is not considered to result in sufficient harm to the amenity of the occupiers of number 188 to warrant a reason for refusal.
- 7.8 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.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

iv) Parking

- 7.10 The frontage of the existing dwelling includes hard surfacing for the parking of 2 to 3 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

- 7.11 As a detached annexe the development is CIL liable and the CIL team are aware to issue the Draft Liability Notice.

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/24/00496

(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:

Location and Block Plan - Drawing Number 101 Rev A
Proposed Annexe - Drawing Number 401 Rev A
Covering Letter from Critchley Architecture and Design, dated 27th June 2024

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 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.