
Site Address:	34 Cavendish Drive, Waterloooville, PO7 7PL		
Proposal:	Extension of existing garage for use as an annexe.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00919	Expiry Date:	21/12/2023
Applicant:	Mr Hobson		
Agent:	Ms Parry	Case Officer:	Robert Riley
	Neame Sutton Limited		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a chalet bungalow, located in Waterloooville. The application site has a driveway and front garden to the front of the property, and to the rear of the property is a garden and garage with a driveway leading to it. The application site has orange brickwork as its external walls and grey concrete tiles on the roof in a cross gabled design.

The application site is in an area that could be classed as both residential and urban in character, with the surrounding dwellinghouses around featuring both one and two storey detached dwellinghouses, with orange brickwork designs and white render designs.

2 Planning History

59/04807 - for the erection of twenty-four houses and garages on Plots C1-C22A, UNK, 19/08/1959

3 Proposal

3.1 There are two elements relating to the proposal for the application site:

- Extension of existing garage for use as an annexe.
- Decking to be installed at up to permitted development level of 300mm

3.2 In this case only the extension requires planning permission in its own right as the decking can be installed at the height proposed under the property's permitted development rights.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No comment received

Councillor Mike Sceal

No comment received

Councillor Peter Wade

No comment 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

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) CIL
- (v) Use of the annex
- (vi) Parking considerations
- (vii) Trees

(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.

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

7.3 The existing garage, which is in a flat roof design, has a height of approximately 2.5 metres, a width of approximately 7.3m and a depth of approximately 6.6m. Following the works of extension the building would have a footprint of approximately 11.6m in width and a depth varying between 6.1m - 6.6m. The roof of the building would also be altered to a gabled and pitched roof, approximately 3m to the eaves and approximately 4.6m to the ridge height.

7.4 In terms of the built form within the plot, the application documents advise the footprint of the existing building to be approximately 40.5sqm - the extension will increase its size to 62sqm, of which 21sqm will be retained as a garage and 41sqm will be converted to annexe use. Regarding the amenity space within the plot, it was ascertained during the site visit that the proposed annex would not make the site feel overdeveloped, as the proposed annex would not bring the existing outbuilding closer to the main property, and would therefore leave the host property with sufficient amenity space.

7.5 The new annex extension would have a proposed white render, which would match the existing house, this is considered modern and contemporary on design and considered acceptable in appearance and character, with other dwellinghouses such as No.s 30, 32 and 27 also having external white render design. Thus on principle it is considered that the white render would be suitable for the character of the area. The roof will be installed to be in a pitched roof gable design with concrete tiles, reflecting the increased scale, it would be considered acceptable in the proposed design, as No.s 32, 34 and 36 have concrete tiles to form the roofs of the dwellinghouses and it is to the rear of the property .

7.6 In terms of its impact on the wider area, the scale of the resulting building would be unique in the road, however the building would not be readily visible in the street scene. The plot would be left with sufficient amenity space retained, and the scale of the building would remain subservient to the host dwelling.

- 7.7 Taking these various factors together it is considered that the design and appearance of the proposal would be appropriate in context to the main building 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

- 7.8 To the northeast and southwest sides of the application site are properties at No 32 and No 36 Cavendish Drive whilst immediately to the rear of the site lies No 49 Ferndale. Due to proximity, the main impacts to assess would be in regard to these properties.

No.32 Cavendish Drive

- 7.9 The existing garage is approximately 1.2 metres from the common boundary fence with No.32. The proposed extension does not bring the footprint of the building any closer to No.32, and with regard to the increased height of the outbuilding, its main roof pitches away from No.32 as viewed from the dwelling which mitigates the impact of the additional building bulk. Whilst the gable build up will arise adjacent to the garden boundary with No.32, there is significant hedging and foliage in proximity to the annex which would reduce the impact of the works visually. It is also noted that the annex building would lie approximately 19.5m from the dwelling at No.32.

- 7.10 No new windows are proposed on the elevation of the resulting building facing No.32.

No.36 Cavendish Drive

- 7.11 The existing garage is currently approximately 6 metres from the common boundary fence with No.36 Cavendish Drive. Following the extension to form the annex, there would be approximately a 1 metre gap from the common boundary fence. As a result there is the potential for a significant impact on No.36 with the annex becoming much closer to the common boundary between the two dwellinghouses, however, as with No.32 the main roof pitches away from No.36 as viewed from the dwelling which mitigates the impact of the additional building bulk. Whilst the gable build up will arise adjacent to the garden boundary with No.36, again there is significant hedging and foliage in the garden of No.36 in proximity to the proposed annex, reducing the impact of the proposed works. It is also noted that the annex building would lie approximately 16.5m from the dwelling at No.36.

- 7.12 With regard to windows, there would be two windows on the eastern elevation facing the boundary with No.36. These are both proposed to lie above the common boundary fence but are proposed to be installed with obscure glass, which would make them acceptable in terms of privacy to this neighbouring property.

No.49 Ferndale

- 7.13 Additionally it is important to assess the impact in scale of the resulting building on No. 49 Ferndale, which lies to the rear of the property. The rear garden of No.49 Ferndale directly faces the rear garden and the proposed annex of No.34 Cavendish Drive, and varies in depth between approximately 10m and 15m. Notwithstanding the more modest size of the plot, during the visit to No.34 Cavendish Drive it was ascertained that there are tall trees which would significantly reduce the view of the proposed annex from No.49 Ferndale. Furthermore the extended roof would pitch

away from the shared boundary, mitigating the impact of the increase in scale.

- 7.14 There would be two windows and a door in the southern elevation facing the common boundary with No.49 Ferndale. The westernmost door and window would serve the retained garage and could be installed under permitted development allowances - notwithstanding this, they are set largely below the common boundary fence height such that loss of privacy is unlikely to arise. The easternmost window is set above the common boundary fence, but is to be installed with obscure glass and therefore is considered to be acceptable in impact.
- 7.15 Having regard to the foregoing analysis, it is considered that the proposal would 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) Use of the annex

- 7.16 The agent has confirmed that the use of the annex is proposed to be for an elderly relative, on this basis the proposal would be considered ancillary to the main use of the site
- 7.17 With regard to the proposed room uses of the annex, within the total 41sqm habitable space of the annex, there would be a living room, bedroom and shower, and a small kitchenette. The annexe would therefore still rely on the host building to some extent as there are no laundry facilities within the annex therefore making use ancillary to the main house.
- 7.18 Furthermore, the annexe is accessed via, and located within the shared garden of the main dwellinghouse and thus is deemed to have a close functional link to the house.
- 7.20 Based on the information provided the proposed annex is considered to have a suitable functional link to the main dwellinghouse and would not result in a separate planning unit being created. The proposal is therefore deemed acceptable in regards to the proposed use and the link to the main dwellinghouse .

(v) CIL

- 7.21 The annex is CIL liable, however the applicant has applied for CIL self relief.

(vi) Parking considerations

- 7.22 The current dwellinghouse is a three bedroom property, with the bedroom being installed in the annex it would become a four bedroom site. With the removal of the garage, 3 car parking spaces are required to be provided on site according to the Havant Borough Parking Standards SPD.
- 7.23 There is sufficient space on site to accommodate this, as confirmed by the agent and demonstrated by the submitted plans, and the development would therefore comply with Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

(vii) Trees

- 7.24 The proposed annex would raise the roof of the existing building to be approximately 4.6 metres tall, with trees overhanging the site from No.32, it is important to consider the impact of these overhanging trees. From the notes made during the site visit, it was ascertained that the proposed design of the annex would not interfere with the trees in the neighbours garden and moreover the footprint of the existing garage building would not alter in this part of the site..

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, parking and trees. On this basis it is recommended for approval.

11 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00919 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:

Drawing Number: LA2364 01: LOCATION AND BLOCK PLANS
Drawing Number: LA2364 02: SITE SURVEY
Drawing Number: LA2364 03: SITE SURVEY GARAGE
Drawing Number: LA2364 04: SITE PLAN AS EXISTING
Drawing Number: LA2364 05A: SITE PLAN AS PROPOSED
Drawing Number: LA2364 06: PART SITE PLAN AS EXISTING
Drawing Number: LA2364 07A: PART SITE PLAN AS PROPOSED
Drawing Number: LA2364 08A: SITE SECTIONS
Drawing Number: LA2364 09B: PROPOSED ELEVATIONS

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, has insufficient amenity space 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 No decking associated with the works to the application site shall exceed 300mm above ground level.

Reason: To prevent overlooking into neighbours gardens, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the annex hereby permitted the windows in the south and east elevations annotated 'obscure glass' on the plans hereby approved shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.