
Site Address:	3 Frances Road, Purbrook, Waterlooville, PO7 5HH		
Proposal:	Conversion and extension of garage to create an annexe.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00868	Expiry Date:	11/12/2023
Applicant:	Mr Gillaspay		
Agent:	Mr Bramble-Stewart	Case Officer:	Robert Riley
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the northern side of Frances Road in Purbrook, Waterlooville. It is a two-storey semi-detached dwellinghouse. The dwellinghouse has brown concrete tiles on a gabled pitched roof. The dwelling is pebbledashed. The application site contains a driveway fronting on to the highway and hard standing for three cars. There is a long rear garden with a large outbuilding to the eastern side and a further outbuilding to the end of the garden.

The application site is located in an area that could be characterised as both urban and residential being characterised by semi detached; one and two storey homes.

2 Planning History

01/65429/001 - Alterations and extensions to existing roofing to form gable end and provide dormer to rear at second floor level (Resubmission), PERM,03/05/2001

00/65429/000 - Alterations and extensions to existing roofing to form gable end and provide dormers to front and rear at second floor level., REF,30/08/2000

3 Proposal

The proposal is includes two elements:

The conversion and extension of the garage (outbuilding) in order to create an annex.

The installation of a pitched roof to replace the existing flat roof on the proposed 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)

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 Husky Patel

No comment

Councillor Ms C Diamond - Purbrook Ward

No comment

Councillor Ryan Brent

No comment

Developer Services, Southern Water

Southern Water requires 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: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

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

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: 16

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) Use of annex in relation to the main dwellinghouse
- (v) CIL
- (vi) Parking Spaces

- (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 *Garage (outbuilding) conversion and extension to create an annex:*

The existing garage outbuilding to the rear of the dwellinghouse would be converted and the proposed extension provided in order to create an annex. It would have a width of approximately 3.6 metres a depth of approximately 4 metres, and a height of approximately 2.4 metres to the eaves, and a height of approximately 3.5 metres to

the top of the pitched roof. The external walls of the existing garage would be in the blockwork and cladding design.

The extension of the garage in order to create the annex, is not readily viewable in the street scene and is single storey. The proposed pitched roof would make the garage slightly more visible from Frances Road, however, given the setback behind the main dwelling this impact would be very limited and acceptable. The annex would remain subservient in appearance to the main dwelling.

7.4 *External Materials:*

The proposal also involves a change to the external materials from the existing painted blockwork to waterproof light grey cladding.

The proposed cladding of the extension and conversion of the garage in order to create an annex would have a modern and contemporary design and is considered acceptable in appearance.

The design and appearance of the proposal is deemed appropriate in context to the main building and the 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

- 7.5 To the east side of the application site are properties No's 5A/5B and to the east No's 1A/1B on Frances Road. Due to proximity, the main impact to assess would be in regard to these properties.

No's 5A/5B lie to the east of the application property. The proposed extension would be set approximately 0.1m from the common boundary and raise the roof by approximately 1.1 metres and would have no windows facing No.5A/5B. There is therefore a limited but acceptable impact on No.5A/5B regarding the increased roof height and increased depth of the annex.

No's 1A/1B lie to the west of the proposed extension. There is an approximately 2m high fence on the boundary between the properties. As the extension is approximately 3.9 metres away from the common boundary fence, it would have a limited and acceptable impact regarding No's 1A/1B regarding its scale and height increase.

As the new extension and conversion is single storey and it may be considered as not having a detrimental impact upon light sources for No's 1A/B and a limited but acceptable impact on No's 5A/5B regarding the increased height of the development.

- 7.6 Consequently, 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 annex in relation to the main dwellinghouse

- 7.7 The use of the proposed annex would be to provide accommodation for a parent of the occupants of the main dwelling. The planning agent confirmed the family link between the occupants of the main house and the proposed annex which would allow support

to be provided whilst maintaining a degree of independence for the occupant of the annex. It is considered that there would be a functional link to the main dwellinghouse as it would need to be accessed for cooking and utilities purposes. Furthermore, the annex is located within the shared garden of the main dwellinghouse thus deemed to have a physical link to the house. Based on the information provided the proposed annexe is considered to have a suitable integral link to the main dwellinghouse therefore deemed acceptable. If permission is forthcoming a condition restricting the use of the proposed annexe to be ancillary to the main dwellinghouse and not be used as separate accommodation would be recommended.

(v) CIL

7.8 The applicant has submitted an application for self build annex relief.

(vi) Parking spaces

7.9 The proposal would increase the number of bedrooms of the application site from 4 to 5, therefore 3 car parking spaces are required to be provided on site according to Havant Borough Parking Standards SPD. There is sufficient space on site to accommodate this therefore complying with Policy DM13 of the Havant Borough Core Strategy 201

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.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00868

(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:

Drawing Number: 03: PROPOSED GROUND FLOOR AND ROOF PLANS

Drawing Number: 04: PROPOSED ELEVATIONS

Drawing Number: 05: PARKING PLANS

Drawing Number: 06: BLOCK PLAN

Drawing Number: 07: SITE PLAN
Drawing Number: 08: LOCATION PLAN
Email from Mr Gillaspy dated 7th December 2023
Email from Mr Bramble-Stewart dated 7th December 2023

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials and finishes used shall be as indicated on the submitted forms and hereby approved plans and details.

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 independent unit of accommodation, or let or rented out separately. In addition the outdoor amenity space shall not be subdivided.

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