
Site Address: 13 Esher Grove, Waterlooville, PO7 6HJ
Proposal: Proposed retention of annex accommodation with new raised flat roof and rendered finish.
Application Type: Full Planning Permission
Application No: APP/23/00390 Expiry Date: 17/07/2023
Applicant: Mr & Mrs Trotter
Agent: Mr Page Case Officer: Selina Donophy
GRP Architectural Design
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, semi detached dwellinghouse located on the west side of Esher Grove, Waterlooville. This property has a pitched roof with a catslide roof slope to the side. The elevations are formed from painted brickwork and hanging tile. To the side of the property is a detached outbuilding and towards the front of the property is a driveway allowing for on site parking.

2 Planning History

None relevant

3 Proposal

Proposed retention of annex accommodation with new raised flat roof and rendered finish.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
DM10 (Pollution)
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 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flood zone
- (vi) CIL

- (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 This proposal is for alterations to the existing outbuilding which is located alongside the north western side boundary of the site. The outbuilding has been in use as an annexe and this proposal seeks to retain this use. The outbuilding would be re-roofed, the roof is currently sloped and would now be flat , it would also be re-rendered. The window to the rear elevation would be changed, the garage door would be replaced by a front elevation window and a set of doors would be added to the side elevation. The layout would be open plan with the shower room to the front retained. The proposed alterations to the outbuilding are considered to be acceptable and would not result in harm to the character of the host dwelling not the surrounding area and would upgrade the existing building .
- 7.4 In terms of the proposed use the applicants have confirmed the outbuilding has been in use as an annexe for many years however planning permission had never been formally granted by the Council for this use. The applicants plan on using the annexe for parents when visiting . The outbuilding would retain a strong link to the main dwellinghouse, with the french doors directly leading out into the shared garden. No objection is upheld to the continued use of the outbuilding as an ancillary annexe for use by immediate family - a planning condition will be applied in this regard.
- 7.5 The design and appearance of the proposal is deemed 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

- 7.6 To the north of the site is no 15 Esher Grove. No 15 has a garage also sited alongside the shared boundary . Whilst the height of the outbuilding would be marginally increased as a result of the upgrade to the accommodation, the proposed changes would not result in a significant difference in impact to what is there currently, as the use and footprint of the building would remain as current. No harm to the amenity of no 15 has therefore been identified, neither has any impact to the amenity of any other properties given the separation distances between the annexe and other site boundaries.
- 7.7 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.8 The proposed use of the annexe would be sporadic so no parking issues have been identified as a result of this proposal. It is also noted that three cars could be parked on the front driveway, which means the Council's maximum parking standards for a single dwelling.

(v) Flood zone

- 7.9 The site is located within a future flood zone however no changes are being proposed in terms of extending the existing building. It is also evident from the plans submitted that the floor level of the annexe will be no lower than current following the development.

(vi) CIL

- 7.10 The additional floorspace of which is CIL liable comes to 23 m² - this is CIL liable to a sum of £2916.07- it is noted that annexe exemption has been claimed.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00390 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:

23224 PL300	PROPOSED FLOOR PLAN
23224 PL301	PROPOSED ELEVATIONS
23224 PL302	LOCATION AND BLOCK PLAN

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 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 would be in an unsuitable location, and would lack adequate garden and internal amenity space resulting in an unsatisfactory form of development which would not accord with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.