
Site Address: 7 St Marys Road, Hayling Island, PO11 9BY
Proposal: Convert existing garage into ancillary annex accommodation, front single storey extension with replacement pitched roof and rear extension. (Amendment to Planning Approval APP/22/00861).
Application Type: Full Planning Permission
Application No: APP/23/00504 Expiry Date: 06/09/2023
Applicant: Ms Mayrs
Agent: Ms S Roberts Case Officer: Denise Sheath
 Critchley Architecture and
 Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a substantial semi detached dwelling located on the north side of St Mary's Road. The dwelling itself is white rendered beneath a hipped roof and has a detached garage located to the side of the property. To the side is parking space - foliage forms the front boundary treatment.

2 Planning History

APP/22/00861 - Convert existing garage into incidental annex accommodation including front extension with a replacement pitched roof., PERM,21/10/2022

3 Proposal

Convert existing garage into ancillary annex accommodation, front single storey extension with replacement pitched roof and rear extension. (Amendment to Planning Approval APP/22/00861).

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)
CS21 (Developer Requirements)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

DM18 (Protecting New Development from Pollution)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Councillor Paul Gray

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: 11

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

- (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 a resubmission application following the approval of APP/22/00861 which was for alterations/ extensions to the existing garage to form an annexe . This current proposal seeks to add an extension/ conservatory to the rear elevation of the annexe. The proposed extension would have dimensions of approximately 3.4 metres depth, 3.7 metres width and it would have a maximum height of 2.6 metres with a monopitched roof. The extension would be accessed internally via double doors leading from the annexe lounge and would have doors to the rear elevation leading out into the rear garden. Proposed materials include a brick base to the conservatory. An assessment of the extension to the garage and the annexe use has already been assessed under APP/22/00861 and the report can be viewed under that application reference.
- 7.4 The proposed conservatory would not be highly visible from the public realm and would be a relatively modest addition to the annexe. The scale and appearance is not considered to result in harm to the appearance of the host dwelling nor the wider character of the area. Appropriate car parking provision, in accordance with the Council's standards, has been demonstrated on the proposed block plan. Therefore, the proposal would not result in the overspill of car parking onto the public road.
- 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 east of the application site is no 9 St Marys Road - the conservatory would project beyond the rear of the outbuilding at no 9 which is set off the shared boundary however it would not result in unacceptable overshadowing to habitable rooms or private amenity areas at no 9 and therefore no harm to the amenity of no 9 has been identified.
- 7.7 The proposal is not deemed to impact any other surrounding properties. 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.

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. The proposal is CIL liable and appropriate forms have been received to claim an exemption. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application

APP/23/00504

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:

05 Jul 2023	101B	LOCATION & BLOCK PLAN
05 Jul 2023	403C	PROPOSED FLOOR & ELEVATIONS

Application form - materials uploaded on the 05.07.2023

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 independent unit of accommodation, or let or rented out separately.

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 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.