
Site Address: 31 Privett Road, Waterlooville, PO7 5HJ
Proposal: Detached annexe in the rear garden of no 31 Privett Road.
Application Type: Full Planning Permission
Application No: APP/23/00428 Expiry Date: 01/08/2023
Applicant: Mr Sutch
Agent: Mr Galloway Case Officer: Selina Donophy
Innovative Options Ltd
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a semi-detached bungalow located on the north side of Privett Road, Waterlooville. This property has a hipped, tiled roof and has been extended at single storey level towards the rear. The property is separated from the road by a driveway allowing for on site parking. The area is predominantly residential in character.

2 Planning History

97/61866/000 - Conversion of existing garage to residential accommodation and single storey side and front extension, PERM,06/05/1997

3 Proposal

Detached annexe in the rear garden of no 31 Privett Road.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comment received

Councillor Ms C Diamond - Purbrook Ward

No comment received

Councillor Ryan Brent

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This building will spoil the outlook for everyone connected or nearby to the garden. It will in no doubt end up being noisier as it is nearer to people's gardens than the original bungalows.	Please see 'Planning Considerations' section of the report.
Comment:Environment (hedgehogs slow worms newts foxes etc Increase noise imposing on my property Invasion of privacy Not a nice view from my property Building too close to my boundary	Please see 'Planning Considerations' section of the report.

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) Parking
- (vi) Ecology

- (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 comprises a detached annexe outbuilding located at the end of the rear garden of no 31. The proposed building would have a pitched roof and dimensions of approximately 7.5 metres width, 6 metres depth, 2.5 metres to eaves height and 4 metres to ridge height. The outbuilding would form an annexe - the applicant has confirmed this would be used by an immediate family member on a permanent basis. The annexe would comprise of one bedroom served by a window facing back towards the main dwelling, a lounge area with doors also facing back towards the main dwelling, a bathroom served by a east facing window and a kitchen area served by a window to the west elevation. There would be rooflights in the front and rear elevations (north and south). The proposed use would be by an immediate relative of the applicant and the use would be controlled via planning condition. Materials comprise of white fibre cement cladding and tiles to match the main property.
- 7.4 There are many examples in the immediate area of outbuildings located within the rear gardens of properties. This one would be slightly larger than the existing precedent however not significantly so. At single storey height the building would not be highly visible from the public realm and the impact on the character of the area is not considered to be harmful.
- 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 rear (north) of the site are the rear gardens of no's 42 , 44 and 46 Frances Road. The rear garden of no 42 comprises an outbuilding spanning the full width of the rear garden which would offer screening from the proposed annexe. There is also an outbuilding towards the rear of no 44 and there would be approximately 35 metres separating the rear of this property and the rear of the proposed annexe which is considered to be a significant degree of separation to mitigate against any impact from increased activity/noise from the annexe as well as any impact of the structure itself . The impact is considered to be the same for no 46 also set towards the rear of the proposal site.
- 7.7 To the side (east) of the application site are the rear gardens of no's 7 and 9 Fir Copse Road . No 7 has a summerhouse located towards the end of the garden offering screening and no 9 does not. The proposed annexe would be located close to this boundary however there would be a 20 metre separation distance between the side of the annexe and the rear of no 9. It is noted that whilst the structure would have a height exceeding 2.5 metres as it is within 2 metres of the boundary (the criteria for Class E whereby planning permission would not be needed for a non-residential accommodation outbuilding), a structure with a height of 2.5 metres could be constructed in this siting without planning permission which is considered to have a similar visual impact as only the ridge meets the 4 metre height in this instance. Overall due to the separation distance from the properties, no harmful impact to amenity including noise has been identified. The bathroom window would be obscure glazed.

- 7.8 To the side (west) of the application site is no 29 Privett Road which is the attached property. No 29 also has an outbuilding towards the rear however this is located towards the other side of the rear garden. The annexe would be set off this boundary by approximately 4 metres - there would be a window sited on this side however the separation distance would reduce the impact of this by taking it away from the boundary.
- 7.9 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).

CIL

- 7.10 As a detached annexe this would be CIL liable to a sum of £4,437.50- it is noted that an annexe exemption claim has been submitted with this application.

Parking

- 7.11 There is enough parking for 3 parking spaces towards the front of the property which is considered to meet the requirements as set out in the Havant Parking SPD.

Ecology

- 7.12 It is noted that concern has been raised in relation to potential impacts on wildlife by a third party. The Hampshire Biodiversity Information Centre have not identified protected species in their screening of the application and an informative is recommended following correspondence with the Councils Ecologist.

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/23/00428

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:

202395-01 SITE AND LOCATION PLAN
202395-02 Rev D FLOOR PLAN AND ELEVATIONS
Email G. Galloway dated 6th June 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. 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.
- 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.
- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the annexe hereby permitted the bathroom window in the ground floor on the side elevation facing east shall be fitted with 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.