
Site Address:	32 Park Avenue, Waterloooville, PO7 5DW		
Proposal:	Erection of 1bed annex.		
Application No:	APP/20/01196	Expiry Date:	26/03/2021
Applicant:	Mr Lloyd Atkins		
Agent:	Mr George Gregory	Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

32 Park Avenue, Waterloooville, is located to the south side of Park Avenue. The application site is a two storey semi detached property comprising a stone finish with concrete interlocking roof tiles. Vehicular access is from Park Avenue with parking to the front and side.

The property is located within a residential area with properties of similar design.

Note - Due to Coronavirus a site visit was not possible, but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/20/01070 - Single storey rear extension, new porch to front elevation and front and rear dormers., PERM,09/02/2021

3 Proposal

Erection of 1bed 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

H4* (Housing mix)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

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) Use of the proposed annex
- (iv) Effect on neighbouring properties
- iv) Parking
- (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 The proposed development would involve the erection of a 1 bed annex to the rear garden of the property. It would have a width of approximately 7 metres, a depth of approximately 7 metres with a flat roof having a height of approximately 3 metres. There would also be a decking area to the front which would have a width of approximately 7 metres and a depth of approximately 3 metres.
- 7.4 The proposed annex would have grey cedar weatherboarding cladding with a lamer felt roof. This is considered to be acceptable in terms of design.
- 7.5 The proposed annex would be located to rear of the property, which would not be visible from the public realm. It is considered to be subservient to the host dwelling and have appropriate retained amenity space. The proposed annex would be approximately 29 metres away from the main house. This is considered acceptable in this particular instance, as its use would be ancillary to the main house. The location of the proposal would not to have an adverse impact upon the character of the area.
- 7.6 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) Use of the proposed annex

- 7.7 The proposed annex would be used as living space for the mother of one of the applicants. It would have a living space, bedroom and bathroom, with no cooking or washing of clothes carried out in the annex. These would be carried out in the host dwelling. Therefore, having regard to the information provided, the annex and its use is considered to have a functional link to the main dwellinghouse.

7.8 With regards to the Draft Havant Borough Local Plan 2036 – policy H4 states the following regarding annexes:

- a. *Self contained annexes and extensions relating to mainstream housing meet the following criteria:*
- i. The annexe or extension is to serve the need of dependent relatives*
 - ii. The annexe or extension is, and will remain ancillary to the principle dwelling*
 - iii. Space remains following the development to allow provide sufficient recreational space to serve the larger dwelling which will be created*
 - iv. There is no boundary/demarcation or sub-division of curtilage areas between the principle dwelling and annexe/extension*

Whilst the above policy has limited weight at this stage, from the plans and information provided it is considered to satisfy the above criteria.

- 7.9 A condition regarding the use of the proposed annex to remain ancillary to the main dwellinghouse has been recommended.

(iv) Effect on neighbouring properties

- 7.10 To the front of the proposed annex there would be two sets of doors and a window facing the rear garden. These views would be screened by the existing 1.8 metre high fencing along all boundaries therefore it is not considered to cause harmful overlooking.
- 7.11 On the east side facing the shared boundary of No.34 Park Avenue there would be no side windows in the proposed annex. Due to the proposed building's flat roof design and location to the rear garden it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.12 On the west side facing the shared boundary of No.30 Park Avenue there would be no side windows in the proposed annex. Due to the proposed building's flat roof design and location to the rear garden it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring occupiers.
- 7.13 To the rear there would be a window facing the back fencing. This view would be screened by the existing fencing and is not considered to cause harmful overlooking. 13 The Crescent also has an outbuilding on the other side of the fence so it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties to the rear.
- 7.14 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

(v) Parking

- 7.15 The property has 4 car parking spaces to the front therefore it would accord with Havant Borough Council's Parking Standards SPD.

(vi) CIL

- 7.16 The proposed development would be CIL Liable of 49 sqm. resulting in a CIL Charge of £5827.50. The applicant submitted a CIL Form 8 which seeks exemption from the CIL liability

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01196

- 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:

Location Plan

Block Plan

Proposed Plans - PAR-03B

Email dated 8th February 2021 - Use of the Proposed Annex

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 building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial, industrial purposes or rented or let separately as a unit of accommodation. Furthermore, no kitchen facilities shall be provided such as sink or oven/hob, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.