

Recommendation: **GRANT PERMISSION**

- 1.1 The site is located on the southern side of Princes Drive and is occupied by a semi detached single storey bungalow with detached garage to the rear, which is subject of this application.
- 1.2 The surrounding area is residential in character comprising bungalows and two storey dwellinghouses.

2 Planning History

06/71792/000 - Single storey rear extension., PERM,24/11/2006

3 Proposal

- 3.1 Construction of self contained annexe following demolition of existing garage.

4 Policy Considerations

National Planning Policy Framework 2021
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

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL Liable in respect of the self contained annex:
<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

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

Councillor Gwen Robinson

No comments received.

Councillor Mike Sceal

No comments received.

Councillor Peter Wade

No comments received.

Developer Services, Southern Water

- The public foul sewer requires a clearance of 3 metres on either side of the public foul sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public foul sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public foul sewer.

- All existing infrastructure should be protected during the course of construction works.

Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

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.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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

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) 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. The agent has confirmed that the proposed annex is for the daughter of the occupiers of the main property with a family link between the occupation.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposals would create a detached annex following demolition of an existing detached garage building sited to the rear of the existing dwellinghouse. The annex would be relatively small and unlikely to become a separate residential unit in the future, however, this can be controlled by a suitable condition in any case. It is acknowledged that the internal space of the proposed annex is small, however, there are no minimum space standards for annexes.

7.4 Whilst the proposed materials would not match the existing dwellinghouse in that externally it would comprise pale grey cladding on red brick coursing, it would appear as an outbuilding and it is not uncommon for outbuildings to have such an appearance.

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 As noted above, the proposed new annex building would replace an existing garage on a similar footprint and not dissimilar overall size.

7.7 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.

(iv) Parking

7.8 A parking plan has been provided and whilst the loss of the garage would result in the loss of a parking space the parking plan show that three parking spaces can be provided on the frontage and this is considered adequate.

(v) CIL

- 7.9 As a detached annex, the floor space of the proposed building is CIL liable. The necessary forms have been completed and annex relief has been claimed and acknowledged.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00012 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:

SITE LOCATION PLAN

BLOCK PLAN PROPOSED

BLOCK PLAN WITH PROPOSED PARKING

6245.22.1 REV A - PROPOSED & EXISTING ELEVATIONS, FLOOR PLANS & 3D

AGENTS EMAIL RECEIVED 21ST FEBUARY 2023 OCCUPATION DETAIL

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.

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 annex 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.

Reason: The unit of accommodation is in an inappropriate location and has insufficient internal and amenity space to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.