
Site Address:	16 Holst Way, Waterloooville, PO7 5SJ		
Proposal:	Erection of detached annexe.		
Application No:	APP/20/01231	Expiry Date:	18/02/2021
Applicant:	Mr and Mrs Smith		
Agent:	Mr Andrews	Case Officer:	Joseph Toole
	SDA Planning Ltd		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Holst Way, Waterloooville, is located to the south of Holst Way within a cul-de-sac. The application site is a two storey semi detached property comprising red brick with concrete roof tiles. Vehicular access is from Holst Way with parking to the front.

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

2 Planning History

04/50985/001 - Application to fell 1x Birch within Area A1 subject of TPO 1223., PERM,06/01/2005
05/50985/002 - Two storey side extension., REF,09/06/2005
05/50985/003 - Two storey side extension. (Revised Submission)., PERM,16/08/2005
08/50985/004 - Tree work., UNK,
08/50985/005 - Proposal to crown reduce Oaks (T1-T5) by 20% within area subject to 1223., PERM,12/01/2009
APP/15/00376 - Crown reduce 1No Field Maple (T1) by 2.5m to western and northern aspect; crown reduce 1No Field Maple (T2) by 2.5m; crown reduce 1No Field Maple (T3) by 2.5m; crown reduce 1No Field Maple (T4) by 2.5m to western side; crown reduce No1 Conifer by 1.5m and No7 by 2m and western side by 1.5m within A2 subject to TPO 1223., PERM,22/05/2015
APP/15/00673 - Erection of a single garage with a pitched roof with two gable ends. Detached from house., UNK,

3 Proposal

Erection of detached annexe.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection if the proposed development does not requires excavation / a dig within the RPA of the trees.

Councillor Diana Patrick

No Comment.

Councillor Dianne Lloyd

No Comment.

Councillor S Milne

No Comment.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit: southernwater.co.uk/developing and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link: southernwater.co.uk/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
southernwater.co.uk

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Building Control

- 1) The building will be located within 3m of a foul water public sewer, shown on the map of sewers, in the rear garden of No 14 Holst Way
- 2) The external walls, where within 1m of the boundary, should achieve at least 60 minutes fire resistance in both direction separately

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Is a single storey or double storey building? The area it will cover in an already built up area. Limited information from HBC Ensure no trees are going to be removed.	This was dealt with via an email with the third party representative Trees would not be removed as a result of the application.

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 Annexe
- (iv) Effect on neighbouring properties
- (v) Trees
- (v) Parking
- (vi) CIL
- (vii) Ecology
- (ix) Drainage

(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 detached annexe. The proposed annexe would be located in the rear garden of the property. It would have a width of approximately 3.6 metres, a depth of approximately 12 metres with a lean to roof having a maximum height of approximately 3.3 metres.
- 7.4 The proposed annexe would have timber cladding with a monopitch felt roof. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with 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).

(iii) Use of the Proposed Annexe

- 7.7 The proposed annexe would be for the applicant's parent, who requires support from the family. The proposed annexe would have a single bedroom, shower room, living room and workshop. The proposed annexe is separate from the main house, but in close proximity . It is considered to have a functional link to the main house with no kitchen provided as all the meals would be provided in the main house.
- 7.8 Overall, with regards to the information provided, on balance, the proposed annexe is considered to be ancillary to the main house. A condition regarding the use of the annexe to remain ancillary to the main house has been recommended.

(iv) Effect on neighbouring properties

- 7.9 To the south there would be doors in the proposed annexe. This view would be screened by the existing 1.8 metre high fencing and is deemed acceptable.
- 7.10 To the west there would be no side windows. Along the west boundary there is large

vegetation with no surrounding properties therefore it is not considered to impact any residential amenity.

- 7.11 To the east there would be three sets of windows and a door in the proposed annexe facing the side wall of the main house serving the utility room and kitchen. As the proposed annex would be lower than the main house and these windows do not serve primary living accommodation it is deemed acceptable. This is not considered to impact residential amenity.
- 7.12 To the north along the shared boundary with No.14 Holst Way the proposed annexe would be partly visible from the neighbouring property's rear garden. Due to the sloping floor levels towards to rear of the gardens and existing screening of fencing it is not considered to appear overbearing or result in the harmful loss of light to No.14 Holst Way.
- 7.13 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) Trees

- 7.14 The Council's Arboriculturalist raised no objection to the application, subject to the proposal not requiring excavation / a dig within the RPA of the trees. The applicant's agent stated that the existing hard surface base would be used as the base for the annex. As such excavation within the RPA should not occur. Therefore, it is considered not to have a negative impact on the surrounding trees. That said, a condition is recommended that in the event the hard surfaced area is inappropriate and has to be replaced, a tree survey would be required to demonstrate how the works would proceed without impacting on the Area Tree Preservation Order.

(vi) Parking

- 7.15 The proposed development would increase the number of bedrooms from 3 to 4 therefore 3 car parking space need to be provided on site in accordance with the Havant Borough Parking Standards SPD. In line with the Parking Layout Plan 3 parking spaces would be provided on site. A condition for 3 car parking spaces to be provided prior to occupation of the annex has been recommended. This is considered to meet the requirements of DM13 of the Havant Borough Local Plan (Core Strategy) 2011.

(vii) CIL

- 7.16 The proposed development would be CIL Liable for 29.2 sqm. resulting in the CIL charge of £3,472.71. The applicant is seeking an exception to this payment.

(viii) Ecology

- 7.17 The proposed development would be adjacent a lowland mixed deciduous woodland. Due to the form of development it is not considered to cause any negative impact on the ecology of the area. This is considered to meet the requirements of Policy CS11 of the HBLP (Core Strategy).

(ix) Drainage

- 7.18 Southern Water were consulted on this application and raised no objection. An informative has been added to the decision notice.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01231

- 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 and Block Plan
Existing and Proposed Views
Proposed Elevations
Floor and Roof Plan
Parking Layout Plan
Covering Letter dated 22/12/20

Reason: - To ensure provision of a satisfactory development.

- 3 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.

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.

- 4 Prior to occupation of the development hereby approved the 3 car parking spaces as shown in the Parking Layout Plan shall be provided on site and retained and maintained thereafter unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 In the event, that the existing hard surfaced area is inappropriate for the development hereby permitted and before any further works proceed a tree survey shall be submitted in writing to the Local Planning Authority for approval, to demonstrate how the works would proceed without impacting on the Area Tree Preservation Order to the south of the site.

Reason: To ensure that trees to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.