
Site Address:	30 Westways, Havant, PO9 3LN		
Proposal:	Single storey side and rear extension to form annexe.		
Application No:	APP/20/00824	Expiry Date:	24/11/2020
Applicant:	Mrs Hammett		
Agent:	Mrs J Fox	Case Officer:	Selina Donophy
	Critchley Architecture and Design		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two-storey, semi-detached dwellinghouse located on the west side of Westways, Havant. This property has a hipped roof with hanging tile to the front elevation and brick to the remaining elevations, including ground floor level. To the front is a monopitched roof porch and the property is set back from the highway, with a low brick boundary wall to the front curtilage and running alongside the side elevation of the property, with a hardstanding allowing for parking space for approximately 3 vehicles to the side of the dwelling.

Due to coronavirus it was not possible to undertake a site visit for this application and therefore this recommendation has been made based on photographs supplied by the applicant.

2 Planning History

09/74083/000 - Single storey extension to existing property with conservatory., UNK,

3 Proposal

Single storey side and rear extension.

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

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gary Robinson
No comment

Councillor Kenneth Smith
No comment

Councillor Mark Inkster
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: 7

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
- (iv) Parking
- (v) CIL

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This proposal is for an annexe for use of an elderly relative, details of which have been provided in the supporting documents supplied with this application, the use of which would remain ancillary to the main dwellinghouse.
- 7.3 Policy H4 in the emerging Local Plan, for which due weight is given, sets out the following criteria for self contained annexes or extensions relating to mainstream housing:
- "i. The annexe or extension is to serve the needs of dependant 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 principal dwelling and annex/extension"
- 7.4 The proposed annexe would have some of the facilities required to allow for separate living space, and includes its own front entrance, however it has been confirmed by the applicant that separate kitchen facilities would not be provided. This annexe would not be appropriate for use as a permanent separate unit of accommodation and would lack adequate outdoor amenity space. Therefore this permission would be conditioned for the unit to remain ancillary to the main property, in accordance with Policy H4 in the emerging local plan and ensuring that a separate unit of accommodation would not be created on the site, which would be unacceptable in planning terms.
- (ii) Appropriateness of design and impact on the character of the area
- 7.5 This proposal comprises a side and rear extension forming an annexe space for use of an elderly relative. This would be sited back towards the rear of the property alongside the northern boundary of the site. It would have a false pitch roof to the front, forming a flat roof to a height of approximately 3.2 metres, it would have a depth of 10.5 metres and a width of 2.5 metres beyond the existing side elevation wall, and a total width of 5 metres to the rear as it extends around the rear elevation wall of the main house. It would incorporate a door and window to the front, window to the rear and two sets of doors and 2 windows to the side (west facing) elevation which would lead out into the rear garden. The extension would allow for the annexe which includes a bathroom/wetroom to the rear, dressing room and bedroom/lounge. It would also create a utility room towards the front, which is where the front door would be situated followed by a corridor space which links the annexe to the main house and which features internal doors to both the annexe and kitchen area located in the main property. Materials proposed include brickwork to match that on the existing property and EPDM and tiles to match existing.
- 7.6 The bulk of this proposed extension would be hidden from view from the public realm, although the front of the extension would jut out to the side, however would imitate the roof pitch design of the existing porch. As this would be sited at ground floor level, the extension is not judged to disturb the existing pattern of development which generally consists of semi-detached pairs, some with single storey extensions to the side. The proposed extension would have a generous depth although it is judged that this could be accommodated within the plot size. The materials proposed would match existing and therefore this would be generally in keeping with the existing property.

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

- 7.7 To the north of the application site is no 28 Westways. This property forms part of a semi-detached pair with no 26 and there is approximately 5.5 metres separation distance between no 28 and no 30. The proposed extension would be sited right along the side boundary shared with no 28 and it is noted that this would mean the building line coming much closer to this side. Upon consideration, there are no windows along the side boundary wall of no 28 and the proposed utility area would run alongside space used as a driveway, limiting any impact. It would then run alongside the garden of the neighbouring property for approximately 2 metres, and then would be sited alongside an existing garage at no 28 which would again limit any impact. There are no windows proposed to this side and therefore this proposal is not judged to cause any significant harmful impact to the amenity of no 28.
- 7.8 To the south of the application site is no 32, which is the adjoining property - the doors and windows would be located on the side of the extension facing south. These would not cause any overlooking impact and the building line itself would be set across towards the north and therefore this is not judged to impact this property.
- 7.9 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

- 7.10 It has been confirmed by the applicant that this space would, at some point be reverted back into a kitchen/living space. As an elderly relative is unlikely to drive it is judged that, in this instance the two parking spaces as existing would be acceptable.

(v) CIL

- 7.11 This development would result in less than 100 square metres additional floor space and therefore is not CIL liable.

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/20/00824

(A) 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:

20050-1-1 Location and block plan
20050-402 C Proposed floor plans
20050-502 B Proposed elevations

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 unit of accommodation.
Reason : The unit of accommodation would lack adequate indoor and garden amenity space resulting in an unsatisfactory form of development which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The external materials used 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.