

Erection of detached annexe

**23 Priorsdean Crescent, Havant,
PO9 3AR**

PP-09765524



ENDURE
BUILDING
DESIGN

The site

Sited on the north side of Priorsdean Crescent, with a residential area, the application property is a two storey, terraced, dwelling with a render finish and tile roof. At the front are 2 no. off road parking spaces. The property is afforded a large rear garden. Residential properties bound the application site to the north west (number 21) and south east (number 25) and are similar in design. Beyond the rear, north east, boundary of the property is public open space.

Proposal

This application seeks permission for the erection of a detached annexe which would be sited at the rear of the rear garden. The annexe would measure 6.3m wide, 7.6 long and would be 2.9m high to the top of the flat roof. Two windows would be located within the south east elevation with a door and further window in the south west elevation. The structure would be finished in render to match that of the host dwelling.

Planning Justification

The application site is located within the defined urban area and as such, the principle of development considered acceptable subject to other material planning considerations.

Under permitted development rights, a flat roofed structure up to 2.5m high could be erected in a rear garden without planning permission provided its floor area would not exceed 50% of the curtilage of the property.

Although the use of an annexe requires permission in its own right, the height of the proposed structure would exceed permitted development tolerances by 0.4m and would comply in all other respects.

Design

The proposed annexe would be sited in the rear garden of the property. Its design and finish would be in keeping with what would be expected in a rear garden. Given its relatively limited height and location at the rear of the garden and subservient appearance, the design of the structure is considered to be in keeping with the character of the area.

Use

The proposed annexe would be for an elderly relative of the applicant who requires support from the family. The proposed annexe would comprise a bedroom, bathroom and living area. The annexe would be separated from the main dwelling but within its curtilage and in close proximity, retaining a functional link with the main dwelling. No kitchen is proposed within the annexe and meals would be provided within the main dwelling. It is considered the proposed annexe would be ancillary to the main dwelling and is acceptable in this regard.

Impact on neighbouring properties

Given the permitted development fallback position, the limited height of the structure, its siting at the rear of the plot and intervening boundary treatments, there would be no harmful impacts on neighbouring properties in terms of loss of light, outlook or privacy.