
Site Address:	39 Grateley Crescent, Havant, PO9 4AU		
Proposal:	Demolition of existing garage to rear; proposed single storey annex to rear.		
Application No:	APP/20/01074	Expiry Date:	21/01/2021
Applicant:	Mrs Purdy		
Agent:		Case Officer:	Jane Burton
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

39 Grateley Crescent is a two storey mid-terrace property constructed of brick and tile which has been previously extended by a rear roof dormer. The property has a amenity area to the rear, with a covered (open sided) structure to part of this attached to the rear of the house. There is an existing garage to the rear of the garden accessed off a garage court to the rear of the site. The surrounding area is residential with houses of a similar age and design.

The site is in the urban area as defined by the local plan.

2 Planning History

No recent planning history.

3 Proposal

The proposal is the demolition of existing garage to the rear and erection of a single storey annex in a similar position. The application states that the annex would be for the applicants elderly parents. The proposed annex would have a footprint of approximately 7m x 3.2m and a height of approximately 2.4m to the eaves and 2.9m to the ridge. The proposed building would be constructed of rendered blockwork and roof tiles. The layout plan has been amended during the application process to reduce the parking area on site to 1 space, to increase the remaining usable garden area.

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

E1* (High quality design)

H6* (Residential annexes)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

The Applicant has applied for annex relief

Councillor Pamela Crellin - Barncroft

No comments received

Councillor Yvonne Weeks - Barncroft

No comments received

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
I would like to raise the following objections: Plot: The plot was originally for a 3 bedroomed, mid terraced house, later with a loft conversion, including 1 bedroom and 1 bathroom. It is not large enough for 5 bedrooms! The plan leaves no real room for outside garden space, save for a little recreation area, under an overhanging roof, which runs along the back of the property, below which is a small, paved patio.	See planning assessment below.

Plumbing: Originally, drainage was designed for a row of 4 houses, each with 1 bathroom/WC. The communal waste pipe already has to cope with 5 bathrooms. A 6th would mean a 50% load increase than initially intended. This extra waste may overwhelm the existing shared plumbing facilities, leading to wider problems. In addition, the water pressure is currently inconsistent, with very low pressure in peak use times therefore the existing problem can only become worse.	The applicant would need to seek relevant building control consent.
Parking. This is already a problem with 2 cars at the address. A 3rd would clearly add to that. Nearby roadside parking is completely full, overflowing in Winter. The proposed new parking space in the garden has never been used for such purpose. Nor has the garage. The plan shows that, if indeed, a car were to be parked in the garden, it would be directly in front of the proposed treble glass doors.	See planning assessment below
Garden. This was recently paved hence raising the ground level. The proposed build would be a couple of courses of bricks higher than that therefore raising the floor level.	
Roof. The current asbestos garage roof is not as high as a standard, inhabitable building with an apex designed roof. The proposed new roof must have a pitch of a minimum of 15 degrees, using concrete tiles as stated on the plan. This would inevitably end up higher than the existing garage roof. In conclusion of the last two points, I fear that, should this new building go ahead, we would lose some degree of privacy and light.	
Observation. It is concerning to me that the stated measurements do not appear to be in keeping with the actual size of the plot or existing garage. The planned annexe seems to be of extended proportion in reality than implied. (Extra length in direction of house, acknowledged.)	The open sided covered structure is not shown on the plans. The submitted site plan and ground floor plan correlate in terms of plot size. This has been checked by the case officer against the plot size shown on the Council's mapping system.

It is with the above in mind that I vehemently object to this planning application.	The proposed building is shown on the submitted plans to extend further toward the main dwelling than the existing garage by approximately 1.4m.
I happen to own (redacted) which is currently rented out under an AST and I have therefore been given notice of this planning application relating to the property next door. In my humble opinion if this current application is approved then this would be a total over development for this type of property in this particular area. Permission was previously granted for a loft conversion to this property already allowing for 4/5 bedrooms and 2 bathrooms and the current downstairs accommodation would therefore be very small for what the property is being used for. So far as the application to convert the existing garage into additional living space this is fraught with problems. From the Land Registry plans and documentation available none of the properties in Grateley Crescent own any of the land forming the rear access way to each of the properties, this being owned by the Havant Borough Council in respect of which each property owner, including this one needs to apply, pay for and obtain a yearly licence to use this land for "vehicular access" only and such licence does not allow parking of any kind on this rear access way. This has caused the occupiers of my property considerable distress for the last 2 years as vehicles have been constantly parked on this land thus not allowing them to be able to use their own existing garage. If this development is allowed I can see that this will cause even more problems for all of the adjoining owners who have rights to use the rear garage access way. In the circumstances I strongly object to the planning application.	See planning assessment below.

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 provision

(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 Council's Submission Local Plan currently has limited weight in the determination of applications, however it does contain an emerging policy H6 specifically relating to residential annexes. The supporting text to this policy states that residential annexes are a common form of development that is generally, though not exclusively proposed to allow relatives to live with their family with a degree of independence.

The application proposes a detached residential annex for occupation by the elderly parents of the applicant which would contain sleeping/living accommodation and an en-suite only. It is therefore considered that a functional link is demonstrated between the house and annex, and that the annex is likely to remain genuinely occupied by persons linked to the main house as ancillary accommodation and does not represent the creation of an additional independent dwellinghouse. The garden would be shared by both the host dwelling and annex and no subdivision of the plot is proposed. The proposed building has a larger footprint than the existing garage at the site it would replace, although not excessively larger, extending further toward the house. The rear amenity space is not large, however the covered area attached to the house is open sided which also provides a usable outdoor area for the occupants of the site. The amended layout plan includes one proposed parking space only to increase the remaining amenity space put forward under the proposals.

Overall it is considered that the proposal is acceptable in principle and layout. It is recommended that a condition is imposed to ensure the annexe remains as ancillary accommodation.

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

7.3 The proposal would be in a similar position to the existing garage and there are outbuildings in this area to the rear of sites. The height, whilst higher than the existing garage, has been kept relatively low with an eaves height of 2.4m and a ridge height of 2.9m. The proposed materials are considered to be acceptable in the context. As the site is away from the highway there would be no impact on the street scene of Grateley Crescent. Overall, the design and appearance of the proposal is not considered to be unacceptable having regard to 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

7.4 The proposed building would be adjacent to the side boundary with no.41 Grateley Crescent to the north, and approximately 3.5m from the side boundary with no.37

Grateley Crescent to the south. Given its single storey height, position largely adjacent to an outbuilding at no.41, and given the gap to the boundary with no.37, it is not considered that the proposal would result in unacceptable overbearing, overshadowing or overlooking impacts. The applicant has submitted a drawing to show the height of the proposed building in relation to the boundary fences. There is an en-suite window close to the boundary with no.41 and given its proximity it is recommended that this is conditioned to be obscure glazed only. Overall, it is not considered that the proposal would have an unacceptable impact on the properties immediately adjacent to the application site to warrant the refusal of the application having regard to Policy CS16 of the HBLP (Core Strategy).

(iv) Parking provision/access

- 7.5 The property has 4 bedrooms having been previously extended under permitted development rights, and under the Councils Parking Standards SPD there is no additional car parking space requirement between a 4 and 5 bed roomed property. Whilst the applicant has stated that her parents (who would occupy the proposed annex) no longer drive a vehicle, the proposal would result in the loss of a garage at the site, and there is no ability to park off road at the front of the site due to the street design. As such it is considered that, - whilst this would take some space in the rear amenity area -, 1 off road car parking space should be required to be provided and retained on the site to offset the loss of the garage. It is therefore recommended that a condition is attached to this effect having regard to policy DM13 of the HBLP (CS). As the rear of the site is not directly accessed off the highway the applicant is advised that any required permissions for access, including during construction, would need to be obtained from PCC as land owner, as the grant of planning permission confers no rights in itself in this respect.

8 Conclusion

- 8.1 The proposal is considered to be acceptable having regard to the policies of the local plan and it is therefore recommended that planning permission is granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01074 for the following reasons/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:

Location Plan (1:1250)
5480/2 (Proposed Ground Floor Plan)
5480/3 (Proposed Elevations)
5480/4 (Proposed Section) received 22.03.21
5480/500 Rev A (Site Layout Plan) received 22.03.21

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 unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position, has insufficient amenity space, and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
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.
- 6 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the annex hereby permitted the window in the north facing elevation to serve an ensuite shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.