

Recommendation: **GRANT PERMISSION**

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comments were received

Councillor I Scott Hayling West

No comments were received

Councillor Joanne Thomas

No comments were received

Hampshire Highways

No objection in principle. Advises that the applicant would also require a highway licence to complete the works.

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) The use of the annex

(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 property is on a spacious corner with a mix of property designs. Concern was expressed by the case officer about the side extension put forward in the original submission which due to its proximity to the side boundary was considered to appear cramped on the plot, the positioning of the side extension forward of the main front elevation, and proposed link to the roof with the pitched roof element on the existing building which was not considered to be well reconciled. The proposal has now been amended to address concerns and there is some gap to the side boundary retained. The design and appearance of the revised 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 not considered that the scheme would result in an unacceptable impact on the visual amenity of the locality. It is not considered that the proposed additional access would have an unacceptable impact on the character of the area, and sufficient parking space is available at the site.

(iii) Effect on neighbouring properties

7.4 No.53 West Lane is the adjacent property to the north. The proposed rear extension would be approximately 3m in depth, and due to the set back of no.51 compared to no.53, the total extent of built form would be approximately 6m beyond the rear elevation of no.53. However, whilst it is considered that the extension would have some impact, the height has been kept down to reduce the impact. Overall it is not considered that the proposal would have an unacceptable impact on the amenities of no.53 and it is also noted that the proposed depth of extension would be less than that allowable for a rear extension under permitted development rights.

No.2 Charleston Close is the adjacent property to the west. The proposed additional access would be adjacent to a rear access/garage at no.2 Charleston Close and is not therefore considered to have an unacceptable amenity impact.

7.5 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) The use of the annex

The proposed annex would have a separate entrance, a bedroom, en suite, and a living room, with the existing dwelling being accessed via a side door to the utility room. A connecting door between the living area of the annex and existing dwelling would provide internal access to the kitchen area of the existing house. The applicant has confirmed that the annex is for use for a dependent family member only, and that there would be no segregation of access points/car parking areas for the main dwelling and the annex. The annex would have a functional and physical connection

to the main dwelling and the use is therefore considered to be acceptable. As the proposal would not create a separate dwelling, and would be for a family member only mitigation packages in respect of the impact on the European Sites (SPA's) are not required for this development. It is recommended that a condition is attached to ensure that the annex remains ancillary to the existing dwelling, and does not become a separate dwelling or used for other forms of overnight accommodation where mitigation may be required, and to ensure an acceptable standard of living.

8 Conclusion

- 8.1 The proposal is considered to accord with policies CS16 and DM13 of the HBLP (Core Strategy) and the proposed use of the annex is considered to be acceptable. It is therefore recommended that planning permission is granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01007 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:

200901/05 Rev D (Elevations as Proposed) received 16.02.21
200901/04 Rev E (Plans as Proposed) received 16.02.21
200901 Rev A (Site and Block Plan) received 23.02.21

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The annex accommodation hereby permitted shall only be used as ancillary accommodation. The annex shall be occupied by members of the family or non-paying guests of the occupiers of the dwelling known as 51 West Lane, Hayling Island and shall not be used at any time as a separate residential unit of accommodation.
Reason: To accord with the terms of the permission and having due regard to policies CS16 and CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

