
Site Address: 51 The Crescent, Waterlooville, PO7 5EU
Proposal: Replacement of existing detached single-storey garage and workshop with purpose-designed single-storey granny annexe.
Application No: APP/20/00893 Expiry Date: 03/12/2020
Applicant: Miss Needham
Agent: Mr Tomes Case Officer: Joseph Toole
 Tomes Architects
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

51 The Crescent, Waterlooville, is located to north east of The Crescent. The application site is a two storey semi detached property comprising red brick on the ground floor levels, cream render on the first floor levels with clay roof tiles. Vehicular access is from The Crescent with parking to the front and side.

The property is located within a residential area with some of properties of different style and design.

2 Planning History

No relevant planning history.

3 Proposal

Replacement of existing detached single-storey garage and workshop with purpose-designed single-storey granny 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
CS16 (High Quality Design)

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

Councillor Gary Hughes

This application should be refused for the following reasons:

R27 - The proposed extension is of excessive depth adversely affecting the outlook from, and light available to, the occupier of the adjacent residential property

R28 - The proposed development would result in an excessive building bulk adjacent to an existing residential property

But most importantly

R32 - The proposed extension for an elderly relative does not readily connect either functionally or physically with the existing dwellinghouse.

Officer Comments

The application was discussed with Cllr Gary Hughes covering the points made above. Furthermore, the plans were amended to reduce its bulkily appearance. As explained in Section 7 the proposed development is considered to have a connection the main dwellinghouse and therefore deemed acceptable.

Councillor Gary Hughes Comments (2)

In light of what I have been informed, I will not object to the application.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Large outbuilding	Please see Section 7.

Appears overbearing and would cause a loss of light	Please see Section 7.
Suggestion to change the roof design 180 degrees	The roof design has been amended to appear more sympathetic to neighbour amenity

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 Annex
- (iv) Effect on neighbouring properties
- (v) Parking
- (vi) CIL

(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 replacement of the existing detached single storey garage and workshop with a purpose-designed single storey granny annexe. The proposed annexe would have a width of approximately 3.3 metres, a depth of approximately 11.8 metres having a pitched roof having a maximum height of approximately 3 metres.

7.4 The proposed development would be rendered to match the existing garage and have interlocking clay roof tiles to match the existing main dwellinghouse. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 The proposed development would only partially be visible from the street scene set back from the main house. Due to the proposal replacing the existing garage albeit larger it is not considered to have an adverse impact upon the street scene. 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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Use of the Proposed Annex

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, a shower room and an open plan kitchenette/lounge. It intends to have functional links with the main

house. The parent would be regularly preparing and eating meal in the main dwelling, relaxing and all laundry would be undertaken using existing household facilities. There would be no separate address, utility meter, garden area or laundry facilities.

7.8 Access to the proposed annexe would be by the designed ramps which would allow for wheelchair access. Access to the main house would be either through the rear raised patio area or through the front door. The main garden will remain in full use by both the main house and the proposed annex would not be sub-divided.

7.9 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 dwellinghouse has been recommended.

(iv) Effect on neighbouring properties

7.10 In terms of the impact on neighbouring properties, there was a concern with the original plans appearing overbearing and would result in the loss of light to No.49 The Crescent due to the design of the pitched roof. It was suggested to alter the design of the roof with the highest part being located away from the shared boundary with No.49 The Crescent. The plans were updated to this effect and was considered acceptable.

7.11 Due to the design of the proposed annexe replacing the existing garage albeit larger it is not considered to overlook, appear overly overbearing or result in the substantial loss of light to the neighbouring properties, thus considered acceptable.

7.12 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).

(v) Parking

7.13 The proposed development would increase the number of bedrooms by one. There is sufficient car parking on site to accommodate 5 car parking spaces therefore it would meet the requirements of the Havant Borough Parking Standards SPD.

(vi) CIL

7.14 The proposed development would be CIL Liable of 31 sqm resulting in a CIL Charge of £3697.86. The applicant submitted a CIL Form 8 and would need the exemption agreed by the CI Team.

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/20/00893

- 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 - C3408-1

Block Plan - C3408-2A

Proposed Floor Plans and Elevations - C3408-4E

Proposed Elevations - C30408-5C

Planning Statement

Personal Statement

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 development 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 or industrial purposes whatsoever.

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.