

5 **Statutory and Non Statutory Consultations**

Community Infrastructure, Planning Policy & Urban Design

CIL liable as the proposed additional floorspace is in excess of 100 sqm. It is noted that the applicant has submitted Form 9: Residential Extension Exemption Claim Form.

Engineering/Drainage

No comments

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: 6

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) Use of the annexe
- (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. The proposed annexe would be used by close family members of the occupiers of the main property and would comprise two bedrooms, a bathroom, shower room, lounge, kitchen and utility room.

This recommendation has been based on photos supplied by the applicant due to coronavirus, however a site visit was also taken from within the public realm.

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

7.3 This application comprises a single storey side and rear extension, loft conversion and rear dormer to form an annexe. This application has undergone some amendments following officer concerns raised due to impact on the streetscene from the close proximity of the side extension to the side boundary sited on a corner plot adjacent to the highway leading into Woodcoft Gardens. This has since been amended, with the

side extension set off from the western boundary by 1.2 metres to front, followed by 1 metre to the side.

- 7.4 The side and rear extension would have a pitched roof with gable end to the principle elevation, set forward from the existing lounge window and on level with the existing projecting elevation serving the bedroom. It would have a total depth of approximately 15.5 metres, with the rear element projecting beyond the rear elevation wall by 3.7 metres. The side extension would have a width of approximately 3.4 metres and the rear extension a total of 7 metres width incorporating a flat roof and 3 raised rooflights. Materials would include tiles and brickwork to match existing.
- 7.5 There are various additions of windows and doors proposed as part of this application with a set of doors to the front elevation serving the annexe which would lead into the lounge area as well as two windows at ground floor level serving the lounge/ hallway leading into the kitchen. The rear extension would host a kitchen with doors leading out into the rear garden and a utility room served by a window on the rear elevation - this room would be connected to the other part of the house by a door which would lead into an extension of the second kitchen, which would include an additional door facing towards the south east, leading out into the garden. Other alterations to fenestration include the addition of two low level rooflights to the front elevation serving the main lounge, two higher level rooflights serving the first floor bedroom and one window at first floor level on the side elevation serving a bathroom/wet room.
- 7.6 The proposed extension would remain visible from the public realm both from Woodcroft Lane and Woodcroft Gardens. Although it would be preferable for a gap to be retained on this corner plot, as is visible at no 40 Woodcroft Lane it is judged that following the 1 metre set in amendment and that this development would be at single storey level, in keeping with the existing property that on balance this would not be significantly harmful to the character of the area.
- 7.7 This proposal also includes a dormer at first floor level sited on the rear elevation facing north east which would have a flat roof and dimensions of approximately 6.3 metres width by 2.3 metres height and 3.8 metres depth. This dormer would facilitate the addition of two bedrooms and a bathroom at first floor level which would be incorporated within the annexe, accessible via a stairwell sited within the side extension. It would have two windows facing towards the rear serving the rear bedroom and would be constructed from hanging tiles to match existing. This element was also amended, reduced in size taken off the side extension roof. This dormer would be sited fairly centrally within the roof slope and although visible from the road, is judged to be a generally subservient addition.
- 7.8 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

- 7.9 To the rear (north east) of the application site is no 2 Woodcroft Gardens which is a detached chalet bungalow with a principle elevation facing west. At ground floor level are two windows on the side elevation facing south west towards the rear of no 38. The distance between the properties is approximately 14 metres as the rear garden of no 38 is fairly compact in size. The proposed dormer therefore would be in close proximity to this property, with outlooks towards the side elevations windows at ground floor level. It is unknown as to what these windows serve as site visits have not been possible and no objections have been received. Despite this, a dormer of similar proportions could be constructed within permitted development, and this is a valid planning consideration.

Under permitted development the windows in the rear dormer would not need to be obscure glazed, although this property is sited on a corner, this is not judged to be the principle elevation. For this reason overlooking from this dormer is not judged to be a reasonable reason for refusal.

- 7.10 To the west of the application site is no 40 Woodcroft Lane which is a chalet bungalow style property. The windows proposed to the side elevation are not judged to have any significant impact upon this dwelling - there is also substantial tree and hedge screening to the side boundary of no 40.
- 7.11 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) Use of the annexe .

- 7.12 The use of this proposed annexe has been confirmed via supporting information to be for the use of close relatives to the occupants of the main property. Although the annexe would be attached to the main property, linked by two internal doors it would have its own front and rear entrances and access to the first floor and therefore could potentially be used as a self contained unit or dwelling. For this reason the ancillary relationship between the annexe and main building should be maintained - the outdoor amenity space is not judged to be of a substantial standard to support a separate dwelling and would result in an intensive use of the site. Policy H6 of the Havant Borough Local Plan (2036) although not yet adopted states the following in relation to annexes :

a. Self contained annexes and extensions relating to mainstream housing meet the following criteria:

- 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 principle dwelling and annex/extension.*

- 7.13 This proposal would also be contrary to the NPPF and policy CS17 'Concentration and distribution of development within urban areas' of the HBLP (Core Strategy). For this reason a condition shall be applied to this application restricting its use.

(v) Parking

- 7.14 This property will be increasing in number of bedrooms from the existing 2 to a resulting 4. The Havant Borough Parking Plan stipulates that a property with this number of bedrooms requires 3 parking spaces on site. This has been demonstrated on the floor plans supplied with this application.

(vi) CIL .

- 7.15 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL)

Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Waterlooville.

- 7.16 This scheme would result in 115.7 square metres net additional gross internal floor space which generates a net CIL liability of £13,801.36 . It is noted that self build exemption has been claimed in relation to the development.

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/20/00147 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:
03 Amended proposed ground floor
04 Amended proposed first floor
05 Amended front and rear elevations
06 Amended proposed side elevations
20.FOWLEY-SLP Amended location and block plan
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 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.