
Site Address:	61 Stakes Hill Road, Waterloooville, PO7 7LD		
Proposal:	Removal of garage to be replaced by ancillary living accommodation/annexe.		
Application No:	APP/20/00481	Expiry Date:	19/08/2020
Applicant:	Ms L Puddick		
Agent:	Mr G Bramble-Stewart	Case Officer:	Selina Donophy
	GBS Designs		
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi-detached, two storey dwellinghouse located on the east side of Stakes Hill Road, Waterloooville. This property has a catslide roof to the side , with a flat roof side dormer attached and projecting bay windows to the front elevation constructed of hanging tile, with render to the remaining elevations. The building line is set back from the highway, with a low brick wall and hedge boundary treatment adjacent to the road and parking space to the front. To the side of the property is a shared access leading to the rear and the existing garage.

This area is predominantly residential in nature, with a range of housing designs of varying heights and styles.

Due to coronavirus it was not possible to undertake a site visit for this application and therefore this recommendation has been made based on photographs supplied by the applicant.

2 Planning History

91/56122/000 - Single storey rear and first floor side extensions, PERM,21/05/1991

3 Proposal

Removal of garage to be replaced by ancillary living accommodation/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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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

Councillor Diana Patrick

No comment

Councillor Dianne Lloyd

No comment

Councillor S Milne

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: 7

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Parking

(v) CIL

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This proposal is for an annexe for use of an elderly relative, details of which have been provided in the supporting documents supplied with this application, the use of which would remain ancillary to the main dwellinghouse.

7.3 Policy H4 in the emerging Local Plan, for which due weight is given, sets out the following criteria for self contained annexes or extensions relating to mainstream housing:

- "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 principal dwelling and annex/extension"

7.4 The proposed annexe would have all the facilities required to allow for separate living space, however would not be appropriate for use as a permanent separate unit of accommodation and would lack adequate outdoor amenity space. Therefore this permission would be conditioned for the unit to remain ancillary to the main property, in accordance with Policy H4 in the emerging local plan and ensuring that a separate unit of accommodation would not be created on the site, which would be unacceptable in planning terms.

(ii) Impact upon the character and appearance of the area

7.5 This proposal comprises an annexe following the demolition of the existing garage. The proposed annexe would be sited in the same location as the existing garage, although increased in dimension. The existing garage is constructed of concrete, with a very shallow pitched metal sheeting roof and a depth of approximately 6.5 metres, height of 2.3 metres and width of 2.8 metres and this is sited up against the side boundary.

7.6 The proposed annexe would have a pitched roof with a total depth of approximately 14.4 metres, width of 4 metres and height of 3.7 metres to ridge level. The main annexe space would be sited towards the rear and the space utilised for the bathroom would step in closer towards the rear of the main property and this would have a height of 3.3 metres and a width of approximately 2.6 metres. Materials proposed include rendered blockwork to match the main property, tiles also to match existing and double glazed, white upvc windows.

7.7 The annexe would be formed of a bathroom, living area including a small kitchen and a separate bedroom towards the rear, where there would be a set of double doors sited on the rear elevation leading out onto a patio area set towards the rear end of the garden. There would be no windows proposed to the south or south/west elevations, 6 roof lights are proposed to the north facing elevation as well as 3 windows, 2 of which would serve the living space and 1 of which would serve the kitchen area and there would also be a set of double doors sited on this side elevation

linked to the living area.

- 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) Impact upon residential amenity

- 7.9 To the south of the application site is no 63, which forms part of a semi-detached pair with no 65. The annexe would be sited alongside the side boundary shared with this property to the rear and no 63 has a garage also sited along this boundary, although of a reduced size than the annexe proposed at no 61. The annexe as proposed would have a reasonable depth, the rear garden is 32 metres in depth and the actual increase from that of the existing garage is around 6 metres. Due to the increase in scale there would be some impact upon no 63 as the height, although set at single storey level would rise some 2 metres above the fence line. Despite this, this is not judged to have any significantly harmful overshadowing or overbearing impact as this would be sited further down the garden, away from the main private amenity space to the rear of the property and behind the garage. The front element of the annexe would be slightly reduced in scale which would reduce any impact on private amenity space immediately to the rear of no 63.
- 7.10 The windows proposed to the side elevation of the proposed annexe would face towards the north/ north west towards the rear garden of no 59. Despite this, the windows would not overlook this property as this would be set at single storey level and the annexe would be set off the boundary with this property. Additionally there is not considered to be any harmful impact upon the properties sited to the rear of the site.
- 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) Parking

- 7.12 The parking plan supplied with this application shows the allocation of 3 parking spaces to the front of the property, although the annexe would result in potential loss of parking space, there is judged to be adequate space to the front of the property to meet parking standards.

(v) CIL

- 7.13 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 Examiner's 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.

- 7.14 This proposal is CIL liable for a total of £2467.43 however it is noted that annex relief has been claimed.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the locality 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/20/00481

(A) 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:

Proposed floor plan 61 STAKES 03
Proposed roof plan 61 STAKES 04
Proposed elevations 61 STAKES 05
Parking Plan 61 STAKES 06
Location Plan 61 STAKES 09
Site plan 61 STAKES HILL 08
Design and Access Statement received 22.06.2020

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.

