

Site Address: 16A Emsworth Road, Havant, PO9 2SS
Proposal: Single storey rear extension and erection of ancillary annex linked to the dwelling house.
Application No: APP/19/00541 Expiry Date: 24/07/2019
Applicant: Mr Wilson
Agent: Mr Jay Case Officer: Karen Wooden
The Planning Service
Ward: St Faiths
Site Visit Date: 15/07/2019

1 Site Description

1.2 The properties within close proximity to the site are of a similar age but differ in size and design.

2.1 No relevant planning history.

Single storey rear extension and erection of ancillary annex linked to the dwelling house.

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS21	(Developer Requirements)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

AL1 (Presumption in Favour of Sustainable Development)

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have no objection in principle, subject to the provision of a detailed Arboricultural Method Statement detailing an engineered foundation design demonstrating minimal impact to the protected Oak and other trees in the vicinity of the proposed extension, as referred to in submitted drawing ref. Arbtech AIA 01 dated May 2019. A Tree Protection Plan is required indicating steps to be taken to safeguard the trees on the southern boundary to be retained and to prevent the dumping, storing or mixing of materials in proximity to them.

Property Management (formerly County Estates Department) Hampshire County Council

No comments received

Community Infrastructure, Planning Policy & Urban Design

The relevant forms have been received, including CIL Form 8: Self Build Residential Annexe Exemption Claim Form.

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: 11

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) Use of the annexe
- (v) Developer contributions
- (vi) Parking

- (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 house of No. 16a Emsworth Road is set approximately 40m back from the highway, located behind the property of No. 14d, and therefore the proposed rear extension and annex will not be visible from the public domain. The proposal will result in a significant increase to the original footprint of the property, however it is considered that this can be adequately accommodated within the extent of the site and sufficient amenity space

would still be retained in the rear garden area. The proposed materials to both the annex and the extension are to be in-keeping with the materials used on the host dwelling to blend with the vernacular. The application is for additional residential accommodation and as such will require the submission of a CIL Self Build Residential Annex Exemption Claim Form will be required to avoid the need for CIL to be paid.

- 7.4 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

- 7.5 The application site is sited in excess of 11m to the south of No. 14d and both the rear extension and annex are to be sited behind the property of No. 16a, and as such it is not considered that the proposals would significantly impact the occupiers of the properties to the north in terms of loss of light or privacy.
- 7.6 The proposal shows the rear extension to be located 9m from the southern boundary and therefore this element will not impact the properties to the south. The annex is to be 0.9m from the southern boundary which is shared with No's 8 & 10 Granville Close, however due to the generous sized plots, the annex will be approximately 20m north of the dwellings of these neighbouring properties, and therefore will have no impact in terms of light. The annex has been designed to ensure no windows are to be placed on the southern elevation. It is therefore not considered that any part of the proposal would significantly impact the occupiers of the properties to the south in terms of light or privacy.
- 7.7 The rear garden of the application site is to the west of the house and abuts the rear garden of No. 14b to the west. The submitted plans show a separation gap of over 22m between the rear extension and the western boundary, with the annex being set a further 2.5m to the east. It is therefore not considered that the proposals would significantly impact the occupiers of the property to the west in terms of light or privacy.
- 7.8 To the east of the site the boundary is shared with No. 10 Emsworth Road. The plans show the eastern elevation of the annex will be set 0.9m from the eastern boundary, however the property of No. 10 sits in excess of 15m from the boundary. Two obscure glazed windows are to be inserted into the eastern elevation to provide light and ventilation to an ensuite and a kitchenette. Due to the existing close board fencing and natural screening, it is not considered necessary to condition the windows as they are not considered to result in significant overlooking
- 7.9 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

- 7.10 The annexe is to be attached to the main dwelling via a glass link, which has external doors to the north east and south west elevations. The Design and Access Statement provided as part of this application confirms that, if approved, the annexe is to be made available to a single person within the same family as the occupiers of the main dwellinghouse.

- 7.11 It is acknowledged the building could potentially be utilised as a self-contained unit, so it is important that the ancillary relationship between the annexe and existing dwelling be maintained, as independent occupation would suffer from lack of amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also be contrary to the NPPF and policy CS17. Furthermore, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Recreation Mitigation Strategy, as well as in terms of water quality - policies CS11 (Core Strategy) and DM24 (Allocations Plan) refer. For these reasons a planning condition is therefore recommended for the accommodation to be occupied ancillary to the enjoyment of the existing dwelling, precluding it from being established as a separate unit of accommodation.

(v) Developer contributions

- 7.12 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 Havant.
- 7.13 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the building has been calculated by the agent as 50.32 sqm which generates a total CIL liability of £5625.06. It is noted that self build residential annexe exemption has been claimed in relation to the development.

(vi) Parking

- 7.14 There is an increase in the number of bedrooms from four to five, although there will be no change in the requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). To the east of the main dwelling is a double garage and an area of hardsurfacing provides further curtilage parking for several vehicles. It is therefore considered there is existing sufficient parking on the site, subsequently a condition would not be necessary in this instance.

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/19/00541 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:
Design and access statement - received 24.05.19
Biodiversity checklist - received 24.05.19
Proposed location and block plans - P001
Proposed site & roof plan - P002
Proposed elevations - P003
Proposed detailed rear extension elevations - P004
Proposed annex elevation front - P005
Proposed annex elevation side - P006
Proposed annex elevation rear - P007
Proposed perspectives - P008
Proposed aerial perspective - P009
Proposed ground floor plan - P010
Proposed rear extension floor plan & cross section - P011
Proposed annex floor plan - P012
Proposed cross sections - P013
Existing location & block plans - E001
Existing site & roof plan - E002
Existing photo views - E003
Existing elevations - E004
Existing floor plans - E005
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 No development hereby permitted nor any related site clearance shall commence until a detailed Arboricultural Method Statement has been submitted to the Local Planning Authority detailing an engineered foundation design demonstrating minimal impact to the protected Oak and other trees in the vicinity of the proposed extension, as referred to in submitted drawing ref. Arbtech AIA 01 dated May 2019. In addition, a Tree Protection Plan is required indicating steps to be taken to safeguard the trees on the southern boundary to be retained and to prevent the dumping, storing or mixing of materials in proximity to them. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the trees are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11, DM8 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The accommodation hereby permitted shall be occupied solely for purposes incidental 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 and has insufficient amenity space 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.