

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Developer Services, Southern Water

The exact position of the public sewers must be determined on site by the applicant.

Please note:

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. We request that should this application receive planning approval, the following informative is attached to the consent:

A formal application for connection to the public sewerage system is required in order to service this development. Please read our New Connections Services Charging Arrangements documents which had now been published and is available to read on our website via the following link
<https://beta.southernwater.co.uk/infrastructure-charges>

The disposal of surface water from this development should be in compliance with the following hierarchy of Part H3 of Building Regulations.

- a) An adequate soakaway or some other adequate infiltration system
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119), www.southernwater.co.uk or

by email at developerservices@southernwater.co.uk

Environment Agency

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: 13

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) Parking
- (v) CIL
- (vi) Drainage
- (vii) Flooding

(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 development meets the principal requirement and is being proposed in order to house the elderly parents of the applicant so that care and help can be provided. The annexe is proposed to be ancillary to the main dwelling, although it does contain its own facilities. Although typically an annexe would have more connection than this to the main house the site would be challenging to sub-divide and provide access for an independent unit of accommodation.

7.3 The proposed annexe would be used by the elderly parents of the occupiers of the main property. It would have a lounge and small kitchenette for their independence. There would be two bedrooms, one for the parents and the other for a carer to stay in if needed. The occupants of the annexe will combine their living and care needs with the main property. On a good day they may not need assistance from the main property but on other days they will not be able to cook, clean or look after themselves; therefore they will be reliant upon the occupiers of the main property. To ensure that the annexe is not used as a separate dwellinghouse, if permission is forthcoming, it is recommended, that a condition is imposed, that restricts the use of

the annexe to an ancillary/incidental use to the main dwellinghouse. The proposed utility room would replace the facilities being lost from the garage. Therefore, both properties would be sharing the rear and front gardens, driveway and the new laundry room.

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

- 7.4 The proposed development would involve the demolition of the existing garage and construction of a single storey detached annexe and utility block with a raised patio area steps and ramps. It would be in the rear garden with limited views from the public realm. The proposed annexe would have a width of 4.5 metres, a depth of 14.5 metres and the maximum height of 3.2 metres. The utility room would have a width of 1.7 metres, depth of 3.6 metres and maximum height of 3.7 metres. The patio would extend a further 6.7 metres towards the rear of the garden.
- 7.5 The proposed annexe and utility room would have timber cladding with a slate roof, which would be inkeeping and subservient to the main dwellinghouse.
- 7.6 It is considered that an annexe and outbuilding of this scale is appropriate in terms of the size of the plot and the retained amenity space and would not result in an adverse impact on the visual amenity of the locality.
- 7.7 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).

(iii) Effect on neighbouring properties

- 7.8 The proposed annexe would have a window on its rear elevation which would face the rear garden, screened by mature trees. There would be no windows on the eastern side of the proposed annexe, therefore it would not overlook any private amenity space to the occupiers of the properties along Sandy Brow. The proposed annexe would have windows on the western side which would not overlook the garden of No. 33A Privett Road due to a 1.8 metre fence and vegetation along the neighbouring boundary. Also, there is a separation distance of approximately 9 metres from the side wall of No.33A Privett Road and along with the existing boundary treatment, there would be no material harm on residential amenity.
- 7.9 Regarding the proposed utility room, there would be no windows on the sides or rear of the building. The proposed utility room would be dropped approximately 1.5 metres down and is set off the boundary, limiting any impact to the occupiers at No. 33A Privett Road. Therefore, it would not overlook any private amenity space at No. 33A Privett Road, or be overbearing.
- 7.10 The patio would be altered so that it would be all on one level with a ramp access into the rear garden. It is considered that the raising and extension of the patio would not be materially harmful to the neighbouring property at No.33A Privett Road as it would be screened by 1.8 metre fencing and trees/hedging.
- 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 A car port for two parking spaces is shown in the front of the property. This would accord with Havant's Car Parking SPD, for a two bedroom annexe. As to the main house there is more than sufficient room for three car parking spaces, as required by the Havant Borough Car Parking SPD. As the annexe accommodation would be subservient to the main house, cycle storage has not been sought.

(v) CIL

- 7.13 The CIL rates to be applied to development are set out in the Havant Borough Council 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.

- 7.14 The scheme would be Community Infrastructure (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 64 sqm which generates a total CIL liability of £5,845.00. An exemption from this payment will be sought.

(vi) Drainage

- 7.15 Southern Water have been consulted on this application and raised no objection. The suggested informative would be included in the decision notice.

(vii) Flooding

- 7.16 The site lies within Flood Zone 1 and the Environment Agency has raised no comment to the consultation. The suggested informative would be included in the decision notice.

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/19/01136

- 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 Annexe & Utility Room, Elevations & Floors Plan, Block and Site Plan - CFA/FULL/BS
Existing & Proposed Elevations & Existing & Proposed Floor Plan - CFA/FULL/BS/02

Reason: - To ensure provision of a satisfactory development.

- 3 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 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.

- 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.