
Site Address:	16 Norris Gardens, Havant, PO9 2TT		
Proposal:	Demolition of existing outbuilding and provision of ancillary granny annexe.		
Application No:	APP/19/00490	Expiry Date:	29/07/2019
Applicant:	Mr A Brown		
Agent:	Mr D J Boddy	Case Officer:	Bee Crawford
	The Project Support Practice		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached property with an integral garage which has the benefit of previous extensions, situated on a good sized plot at the end of Norris Gardens. It has a brown tiled pitched, hipped and half barn hipped roof and elevations of red multibrick and tile hanging to the front bay. The site is level with open vehicular access to the front leading to a shingle parking area and shrubs, enclosed with a hedge to the eastern boundary and fencing ranging in height from 1 metre to 1.8 metres to the south western boundary. The rear garden is of a generous size with a depth in excess of 40 metres and is mainly laid to lawn, with a patio area, shrubs, trees and a shed, with a 2 metre high hedge to the east, a 1.8 metre high fence to the north and 1.8 metre high fencing, mature hedging and shrubs in excess of 2 metres high to the western and south western boundaries.
- 1.2 Detached two storey properties are to the east, west and opposite and the rear gardens of properties in Pembury Road are to the rear, beyond a public footpath. The area is of medium density with two storey detached properties of similar and different age, styles and design.

2 Planning History

APP/13/00300 - Two storey side extension; part two storey, part first floor rear extension; part single storey, part first floor front extension, permitted 29/05/2013.
APP/13/00969 - Single storey front extension; part single storey, part two storey side and rear extensions. (Revised Application), permitted 20/11/2013.
APP/14/00280 - Part single storey, rear extensions, part two storey rear extension; single storey front extension with new canopy above, permitted 14/05/2014.

3 Proposal

- 3.1 The proposal is for the demolition of existing outbuilding and provision of ancillary 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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
CS9 (Housing)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Havant Borough Council

No objection

Community Infrastructure, Planning Policy & Urban Design

CIL Liable: <http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>

The CIL 'Additional Information Form' is incomplete and should be resubmitted including the floorspace figures and should also indicate whether the applicant is applying for an exemption from CIL charges in respect of the annex. If the latter is the case CIL Form 8 will also be required to be submitted for the exemption to be confirmed.

Further comment:

The relevant forms have now been submitted and are being processed by the CIL Team including CIL form 8: Self Build Residential Annex Exemption Claim Form.

Countryside Access Team

No response received.

Open Space Society

No response received.

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: 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
- (iii) Impact upon 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 _

7.3 The proposal is for the construction of a single storey building to be built on the eastern side of the garden and would not be visible from the public realm. The building is to provide additional residential accommodation and has a width of 8.8 metres and a depth of 6.2 metres, although 1.7 metres of the building is set in 3 metres from the northern boundary and 1.8 metres from the southern boundary. It has a pitched roof with an eaves height of 2.2 metres and a ridge height of 3.5 metres. It would be situated north of the existing outbuilding which is to be demolished to facilitate the proposal.

7.4 Whilst the structure is of a reasonable size, the application site is of generous proportions and sufficient rear amenity space would be retained.

7.5 The design and appearance of the proposal is deemed appropriate in context to the main building and 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 or significant detriment to the character of the area.

(iii) Impact upon neighbouring properties _

- 7.6 The proposed annexe is of a modest height would be situated 2 metres from the eastern boundary of the application site with one small high level window in the eastern elevation serving the en-suite. Whilst there are three windows in the southern elevation of the annexe, the rear elevation of the neighbouring property at number 14 is approximately 14 metres away and the existing garage at this property would partially screen the proposal from this neighbour. It is therefore considered any perception of loss of privacy would not be unacceptable.
- 7.7 The entrance door, together with bi-fold doors to the lounge and a bedroom window are on the western elevation of the annexe. However, it would be situated 19 metres from the western boundary of the site, which benefits from 1.8 metre high fencing and mature tree and shrub screening, with the eastern elevation of the neighbouring property a further 3 metres away. It is therefore judged any resulting impact on this property would be negligible.
- 7.8 The northern elevation of the annexe has two windows although it is approximately 23 metres from the rear boundary of the site and the rear elevation of the closest property is a further 15 metres away beyond a public footpath. Consequently it is judged this property would not be adversely affected by the proposal. The proposal would not be visible from the properties opposite the site.
- 7.9 Consequently, it is considered that the proposal is unlikely to 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 Whilst the annexe would be separate from the main property with its own entrance situated on the western elevation and could be accessed independently from the public footpath to the rear, supporting information has been submitted with the application verifying the use of the accommodation is for the applicants' elderly relatives.
- 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 40 sqm which generates a total CIL liability of £4,471.43. 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 five to six, although there will be no change in the requirement for three on site parking spaces as recommended in the HBC Parking SPD (July 2016). A parking plan has been provided to show three on site parking spaces, together with the existing integral garage. Furthermore, supporting information has been provided stating the proposed occupiers no longer drive on a regular basis and will not have ownership of any 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 character of the area and neighbouring amenity 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/19/00490 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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 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 is not a satisfactory position, has insufficient amenity space and insufficient on-site parking to be occupied separately from the main dwelling, and would have a likely significant effect on the Solent SPAs by reason for recreational disturbance and water quality. This is having due regard to policies CS11, CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011, Policy DM24 of the Havant Borough Local Plan (Allocations) 2014, and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan indicating previously approved extensions and proposed annexe

Proposed block plan

Proposed front (west) elevation plan

Proposed side (south) elevation plan

Proposed side (north) elevation plan

Proposed rear (east) elevation plan

Proposed floor plan

Parking plan

Supporting statement dated April 2019

Reason: - To ensure provision of a satisfactory development.