
Site Address:	1 Bacon Lane, Hayling Island, PO11 0DN		
Proposal:	Single storey detached annex.		
Application No:	APP/19/00681	Expiry Date:	27/09/2019
Applicant:	Mr Collier		
Agent:	Mr Choudhury	Case Officer:	Lesley Wells
	MC Architectural Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is 'L' shaped, with the main access off Bacon Lane to the host dwelling, which is two storey, with red brick and clad walls with brown tiles for the roof. There is also an access from Beach Road (A3023) to the east. Parking is to the front of the main dwelling. There are trees along the northern boundary by the main access and within the site. To the rear of the property is a swimming pool and an outbuilding. Boundary treatment consist of walls, walls and fence and fencing.

As to the application site, this is enclosed by brick walls, which varies in height between 1.8m to 2.2m. There is also a second vehicular access in the eastern boundary wall onto Beach Road.

The size of the site is approximately ? hectares.

The site is located within an area of mixed residential development, with a variety of designs, styles and materials.

2 Planning History

03/68355/000 - Erection of a two storey building consisting of 2 no. 1 bedroom flats with associated parking utilising existing access to Beach Road., REF,14/07/2003

03/68355/001 - Erection of a 2 bed bungalow with associated car parking utilising access to Beach Road. (Revised submission)., REF,30/09/2003

03/68355/002 - Erection of a detached 2 bedroom dwelling with associated car parking utilising the existing access to Beach Road., REF,10/02/2004

3 Proposal

The proposal is for a single storey detached flat roofed annex. Accommodation would be: kitchen, bathroom, family room and 2 bedrooms. There would be a patio to the front of the annex on the eastern side, with a footpath through to the main dwelling. Two car parking spaces are shown for the annex to the north of the main dwelling.

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

Havant Borough Local Plan 2036

Policy H4 - Housing for Older People, People with Specialist Medical Needs and Annexes

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection

Building Control

No objection

Community Infrastructure

The applicant has submitted CIL Form 8 and the exemption will be confirmed by the Community Infrastructure Team in due course.

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
• Appropriate development • Not detrimental to area • Innovative 'Green' design	See Section 7 below

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) Trees
- (v) Community Infrastructure Levy

(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. Applications for separate units of accommodation on the site have been refused and dismissed at appeal, on the grounds of overdevelopment. This proposal is materially different to the previously proposals, in that it is for an annex, ancillary to the main dwellinghouse.

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"

The annex would have all the attributes of a dwellinghouse, which the applicant has advised would be to provide independent and additional living for the "...applicant's youngest son and new family, but have the security of being close to home for the support of their new grandson. The annex remains incidental to the main dwelling and also in the same ownership". The applicant has also advised that the waste from the new annex would be disposed into the existing bins at 1 Bacon Lane and the parking would be via the existing vehicular access from Bacon Lane.

To ensure that the annex is not used as a separate dwellinghouse, if permission is forthcoming, it is recommended, that the applicant enters into a Section 106 agreement, that restricts the use of the annex to an ancillary/incidental use to the main dwellinghouse. (The applicant has agreed to this.) It is also recommended that conditions are imposed requiring the 2m wall and gate to the west of the annex be removed, so there is no boundary demarcation or sub-division of curtilages areas between the principal dwelling and the annex, and to provide sufficient recreational space following the development for both the main dwelling and the annex and that the access onto Beach Road be permanently blocked off prior to the occupation of the annex. This would accord with Policy H4 in the emerging Local Plan and ensure that there would be an integral link to the main dwellinghouse and that a separate unit of accommodation would not be created on the site, which would be unacceptable in planning terms.

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

- 7.3 The site is located within an area of mixed residential development, with a variety of designs, styles and materials, covering flats, bungalows, chalet bungalows and houses.

The proposal is a contemporary modular detached single storey flat roofed pod, which would be sited in the rear garden to the east of the main dwellinghouse. The size of the development would be approximately 10m x 6.6m x 3m. It would be sat back into the site, slightly to the rear of the flats to the north and slightly forward of the chalet bungalow to the south. As stated above, this part of the site is enclosed by brick walls. The wall to Manor Road is 1.8m high, with wooden gates of similar height. The wall to the north is 2.m high, with the one to the south 2.2m high. The height of the building would be approximately 3m. Due to the height of the proposal, its siting and the means of enclosure around the plot, which would provide screening, the development would not have a significant impact on the character of the area.

Concerning the design, it is contemporary in nature, and the materials proposed would be white aluminium exterior panels and sliding double glazing, with wood interior panels. As stated above, there is a mixture of different house types within the locality, which includes design, styles and materials. This proposal would add to this mix.

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

- 7.4 The flats to the north have no windows on their southern flank, with a separation of approximately 2.2m which would be appropriate. The proposal would have no material impact on the residential amenity of the occupants of the flats. As to the south, there would be a separation of 6m to the chalet bungalow. Due to the separation and a 2.2m high south boundary wall, coupled with the single storey nature of the proposal, with only a bathroom window along the south elevation, (which would be conditioned to be obscurely glazed), the proposal would not materially impact on the residential amenity of the neighbours to the south.

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

As to parking, 3 spaces are shown for the main house, with 2 spaces for the 2 bed annex, with accords with the requirements of Havant's car parking SDP and Policy DM13 of the HBLP (Core Strategy)

(v) Trees

The proposal would result in the loss of two trees to the rear of the development,

which due to their location and size do not have a significant amenity value in the street scene. The Council's Arboricultural Officer has been consulted and raised no objection to the proposal.

(vi) Community Infrastructure Levy

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 £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Hayling Island.

The floor area of the annex is approximately 62 sqm with a CIL liability of £9,244.64. The applicant is claiming Self Build Exemption.

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/19/00681 subject to the applicant entering into a Section 106 agreement to ensure that the accommodation hereby permitted shall be occupied solely for purposes incidental/ancillary to the occupation and enjoyment of the main dwellinghouse and shall not be used as a separate unit of accommodation and 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:

Location Plan, Existing Block Plan, Proposed Site & Elevations Plan - Drawing No. 01.01B

Planning Statement

Email dated 16 September 2019

James Fuller's Arboricultural Statement dated August 2019

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above

ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the window in the ground floor on the elevation facing south shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The car parking and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development hereby permitted being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 Prior to the occupation of the development hereby permitted the 2m wall and gate to the rear of the annex, as shown on drawing number 01.01B shall be demolished and all resultant materials removed from the land. Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no means of enclosure shall be constructed within the curtilage of the site without the prior approval of the Local Planning Authority.

Reason To ensure there would be an integral link to the main dwellinghouse known as 1 Bacon Lane as the annex has only been permitted as ancillary accommodation to this dwellinghouse and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 Prior to the occupation of the development hereby permitted, the access onto Beach Road as shown on drawing number 01.01B shall cease being used and permanently blocked off, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason To ensure there would be an integral link to the main dwellinghouse, known as 1 Bacon Lane, as the annex has only been permitted as ancillary accommodation to this dwellinghouse and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

