
Site Address:	1 Linda Grove, Waterloooville, PO8 8UX		
Proposal:	Conversion of garden room into annexe; construction of summer house; replacement wall/fence.		
Application No:	APP/19/00571	Expiry Date:	07/08/2019
Applicant:	Mr Dunnage		
Agent:	Mr Bramble-Stewart	Case Officer:	Tina Pickup
	GBS Designs		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi-detached bungalow with rooms in the roof, on the corner of a short spur from Durley Avenue that leads to a long cul-de-sac of Linda Grove. The primary frontage of the bungalow faces south-west where a new dropped kerb has recently been added providing access to a hard surfaced area for the parking of vehicles to the front of the bungalow. Formerly there was a side vehicular access and drive serving a flat roofed garage at the northern end of the plot. This vehicular access has been sealed up by infilling between existing brick piers with close boarded fencing. The remainder of the side boundary comprises approximately 0.8m high brick plinth with 1m fencing between brick piers above; therefore the infill does not currently match the existing. A tree close to this access has already been felled.

The existing garage has already been converted to an incidental hobby room and clad in white upvc. The rear (northern) boundary with 39 Durley Avenue has been enclosed with 2.6m high close boarded fencing, matching the height of No 39's garage and the existing garage on the application site. This adjacent property received retrospective planning permission in February 2018 under ref APP/17/01198 for a car port, false garage gate, extension of boundary posts, installation of railings and gate and sliding gate.

The area is residential in nature, with the immediate vicinity characterised by bungalows, many of which have undertaken loft conversions with dormers. Being a corner site the property holds a relatively prominent position within the street scene.

2 Planning History

None at application site - but APP/17/01198 at 39 Durley Avenue considered relevant: Retrospective application for erection of car port, false garage gate, extension of boundary posts, installation of railings and gate and sliding gate on north west corner Perm 15/02/2018

3 Proposal

Conversion of garden room into annexe; construction of summer house; replacement wall/fence.

It is proposed to further convert the existing incidental outbuilding (former garage) into an annexe with provision of wc shower room and kitchenette (no alterations to the external appearance would result); erect an additional summerhouse measuring 5.2m x 5.2m with slightly sloping roof having a maximum height of 2.65m, in the area between the existing

outbuilding and side boundary wall; and replace the infill side fencing with brick plinth and fencing above to match remaining boundary wall.

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)

CS21 (Developer Requirements)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure

Confirmation that all residential annexes are CIL liable and that self build exemption has been sought via form 8. At such time as permission is granted a CIL Liability Notice will be issued with confirmation of any relief granted.

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: 1

Comment	Officer Comment
Query whether plans in retrospect as work completed over 2 years ago? this unfortunately included felling mature oak tree; also recent loft conversion for further 2 bedrooms and bathroom Concerned encroach on Building Line which is there to avoid overbuilding on a small plot in a built up community	Works not retrospective Noted See section 7 for consideration of impact on streetscene

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

(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 proposed annexe is for an elderly relative who would remain dependent and linked to the main house for shared meals, utility/laundry purposes, services and bills etc. No subdivision of the garden is proposed which would remain shared. On this basis it is considered that the annexe would be occupied on an ancillary basis with a close functional link to the main house. This would be compliant with emerging policy H6 which specifically relates to Residential Annexes.

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

- 7.3 The element of the proposal to replace the existing mis-matching boundary fence with matching brick plinth and fence above is welcomed as a visual improvement to the street scene. The conversion of the annexe would have no impact on the visual appearance of this existing structure.

- 7.4 The proposed summerhouse would be finished with white boarding to match the existing outbuilding and would be sited forward of the "building line" provided by the side elevation of the existing bungalow. However regard must be had to the relatively low height (2.5m to the side boundary with the slope up to 2.65m within the site) which would project about 0.7m above the boundary screening wall; and the presence of the recently permitted false garage structure immediately backing onto the proposed summerhouse. The false garage with plinth above at 39 Durley Avenue is set hard up to the highway (pavement) edge and is approximately 2.6m in height. Given that the proposed summerhouse would be sited to abut this structure and match this existing boundary height, then it is considered there would be no additional impact on the streetscene. The false garage and side boundary fence already provides a visual barrier to views from the corner of Linda Grove looking north, and the proposed summerhouse would be sit with this as a backdrop, and there would be no further encroachment into the remaining space. Therefore, overall, given the particular circumstances of the site, it is considered that the proposed summerhouse would not appear overly intrusive or dominant in the street scene.

- 7.5 On balance, the design and appearance of the proposed summerhouse is deemed appropriate in context to its immediate surroundings 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

- 7.6 The increased use of the existing outbuilding as an ancillary annexe is unlikely to impact any neighbour. The proposed summerhouse is some distance from number 2 Linda Grove and buffered by the false garage from the occupiers of No 39 Durley Avenue. 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).

(iv) Parking

- 7.7 The loss of the former drive and garage at the rear of the site has already been compensated for by providing on site parking at the front of the property. Since the proposal is for an annexe only then there is no highway objection to the proposal.

(v) CIL

- 7.8 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.
- 7.9 The applicant has completed the necessary forms and claimed the self build exemption for the annexe. However, as a conversion with no additional new floorspace proposed, then there is no CIL Liability in this instance.

8 Conclusion

- 8.1 On balance it is considered that the scale, siting and design of the proposal would have limited and acceptable impact on the street scene and 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/19/00571

(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:

Design & Access Statement by GBS Designs
1:1250 Site Location Plan Drawing No 12 Rev A
1:500 Site Plan Drawing No 11 Rev A
1:200 Block Plan Drawing No 10 Rev A
Parking Plan Drawing No 09 Rev A
Proposed Summerhouse elevations Drawing No 08 Rev A
Proposed Summerhouse floor plans Drawing No 07 Rev A
Proposed wall elevation Drawing No 06 Rev A
Proposed annexe elevations Drawing No 04 Rev A
Proposed annexe floor plans Drawing No 03 Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 The replacement wall and fence hereby approved shall be constructed of materials to match, in type, colour and texture, those of the side boundary wall 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 The external materials used for the summerhouse shall be as indicated on the submitted forms and hereby approved plans, and shall match, in type, colour and texture, those of the existing outbuilding 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.

- 5 The annexe 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 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.