
Site Address:	23 Sandy Point Road, Hayling Island, PO11 9RP		
Proposal:	Extensions and alterations to existing single storey annexe.		
Application No:	APP/19/00684	Expiry Date:	10/09/2019
Applicant:	Mr Wakely		
Agent:	Mr Galloway	Case Officer:	Lesley Wells
	Peter Galloway Partnership		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies on the north side of Sandy Point Road. The main house is detached, with a large garden to the rear. Vehicular access is from Sandy Point Road, with parking to the front, side and rear. A large part of the rear garden is surrounded by caravans/caravan park.

There is an existing 'L' shaped outbuilding building within the rear garden, part of which is currently used as a small annexe.

The site falls within Flood Zone 1.

2 Planning History

96/55025/001 - First floor side extension and two-storey rear extension, PERM, 18/12/1996

03/55025/002 - Two storey rear extension., PERM, 20/11/2003

3 Proposal

The proposal seeks to extend, alter and raise the flat roofed element of an outbuilding, to convert all the outbuilding to an annexe, to be used in association with the main dwellinghouse. The proposal would provide the following rooms: living room, wc/sh room, kit/dining area, study, bathroom and 2 bedrooms.

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

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

5 Statutory and Non Statutory Consultations

Environment Agency

No comments

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: 0

Comment	Officer Comment
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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) Car parking
- (v) Community Infrastructure Levy(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.

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

The existing footprint of the outbuilding would be extended to the south by approximately 2m and the flat roof raised from 2.5 m to 2.7 m. The existing annexe would go from a living room, kitchen, WC and a bedroom, to a living room, wc/sh room, kit/dining room, study, bathroom and two bedrooms. The existing floor area of the annexe is approximately 27 sq metres. The proposed floor area of the annexe would be approximately 92 sq m.

The existing building is flat roofed and pitched. The proposal to extend and increase in height the flat roofed element of the building, would reflect the design of the existing building, with rendered walls to match existing. The pitched roof is concrete tiled. Due to the location of the building to the rear of the site and the separation from Sandy Point Road, the physical alterations to the building would have no material impact on the character or appearance of the locality.

The annexe would have all the attributes of a dwelling, which the applicant has advised would be used by their daughter to have her own space, whilst using the main dwellinghouse for most evening and weekend meals and that "The proposal is intended to be an annexe to the principal dwelling." 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 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

The residential use of the proposal would look directly down the garden to neighbours to either side of the application site. The boundaries are defined by walls, fencing and hedging at an average height of 1.8m. Due to the separation distances with neighbouring properties which are between 35 - 40 m to the south, and the existing boundary treatment, there would be no material impact on residential amenity. The small increase in height (ie approx. 0.2m) of the building would have no material impact on the caravan site to the rear.

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.

(v) Parking

A pergola carport for two parking space is shown forward of the annexe. 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 more car parking space, as required by the Car Parking SPD. As the annexe accommodation would be subservient to the main house, cycle storage has not been sought.

(iv) CIL

The increased in floor area of the building is approximately 10 sq m. and therefore CIL liability does not fall due in respect of this development.

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/19/00684 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 - drawing No. 19/700/L01

Block plan - drawing No. 19/700/B01

Alterations & extension - drawing No. 19/7000/P01

Reason: - To ensure provision of a satisfactory development.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental/ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The application was determined on the basis of an annexe linked to the main house, which negated the need for mitigation measures for the Solent Recreation Mitigation Strategy and Nutrient Neutrality and other material planning considerations that would have arisen, if the proposal had been considered on the basis of a separate dwellinghouse. The development permitted is therefore linked to the main dwellinghouse, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.