
Site Address:	89 London Road, Cowplain, Waterlooville, PO8 8XB		
Proposal:	Erection of self-contained annexe. (Revised application).		
Application No:	APP/18/01167	Expiry Date:	10/01/2019
Applicant:	Mr & Mrs Cooper		
Agent:	Mr C Flint	Case Officer:	Rachel Ballam
	Chris Flint Associates Ltd		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is a two-storey residential dwelling which occupies a corner plot at the junction of Summerhill Road and London Road in Cowplain. The main property, 89 London Road, abuts the boundary edge of the Cowplain District Centre. The application property is constructed from red brick with slate roof tiles.
- 1.2 A detached garage building with pitched tiled roof is situated within the rear curtilage of the property, approximately midway along the southern curtilage boundary. The garage and the fronting driveway, which are accessed off of Summerhill Road, separates the main external amenity space to the east (to the immediate rear of the application property) from an area of unused land to the west. A small white picket fence, which runs north-south through the site, forms a physical divide between the driveway and the garden area to the east. The application site is enclosed by a mix of boundary treatments, including brick wall, close board timber fence and mature planting.
- 1.2 Development within the Summerhill Road is predominantly characterised by detached and semi-detached residential dwellings, whilst London Road comprises a mix of residential and commercial properties. A wide variation of forms, styles and scales are evident within the locality.

2 Planning History

98/63135/000 - Two storey rear extension, PERM,21/04/1998
08/63135/001 - Erection of 2No. 1 bed flats with access from Summerhill Road., REF,22/08/2008
09/63135/002 - Erection of 2No. 4 bed detached dwellings incorporating new access to Summerhill Road., WD,05/01/2010
10/63135/003 - Erection of 2No. 4 bed detached dwellings incorporating new access to Summerhill Road. , PERM,05/03/2010
APP/10/00591 - Revised application for 1No. 4 bed detached dwelling (Plot 1) permitted under 10/63135/003, incorporating separate access and double garage. , WD,08/03/2011
APP/11/00904 - Erection of 2No. 4 bed detached dwellings incorporating new access to Summerhill Road. (Revised Application.), PERM,16/03/2012
APP/12/00313 - Discharge of Condition No/s 2, 3, 4, 5 and 6 of Planning Permission APP/11/00904., PERM,24/05/2012
APP/12/00499 - Erection of 1No. two bed house with new vehicular access from Summerhill Road. , REF,06/07/2012
APP/12/00753 - Variation of Condition 12 of Planning Permission APP/11/00904 to amend access and parking arrangements., PERM,14/09/2012
APP/15/00217 - Proposed two storey front/side extension, detached garage and retention of 1.8m high fence with trellis and section of wall with fence panels to the northern boundary., PERM,21/04/2015

APP/16/00076 - Two storey front/side extension, detached garage and retention of 1.8m high fence with trellis and section of wall with fence panels to the northern boundary. (Amendment to APP/15/00217), PERM, 14/03/2016
APP/18/00589 - Erection of self-contained annexe., REF, 13/08/2018

3 Proposal

- 3.1 The application proposes the erection of a one bedroom annexe within the rear curtilage of the host dwelling, to the south-west corner of the plot. In addition to the single bathroom the annexe would provide an accessible bathroom and a living space with small kitchen area and would be occupied by relatives of the owners of the main property.
- 3.2 The present application follows refusal of previous application APP/18/00589 for a two-bedroom annexe, which was considered too large within the context of the location. Relative to the previous refused scheme the current application proposes an annexe of reduced scale, a single bedroom, and to be located further from the curtilage boundaries.
- 3.3 The currently proposed annexe would be situated to the west of the existing garage, separated by a distance of 2.4m. The annexe would be positioned 2.4m from the western site boundary and 1m from the southern site boundary. Access would be via the existing vehicular and pedestrian access off of Summerhill Road to the north of the site, which would continue to be shared with the host dwelling. A new boundary wall and access gate are proposed for the northern site boundary. The existing picket fence that traverses the application site would be removed.
- 3.4 The proposed annexe would measure 9.5m in length by a maximum depth of 6.3m (including the bay windows). The east elevation (of the living room) would measure 5.8m whilst the west elevation (of the bedroom) would measure 5.2m. The eaves would achieve a maximum height of 2.2m above ground level whilst the ridge would achieve a maximum height of 4.5m above ground level (0.5m above the maximum ridge height of the existing detached garage).

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable 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

Highways Agent
I have no adverse comment to this amended application

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

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) Use of the annexe
- (v) Highway matters

(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

7.3 The scale of the proposed annexe has been reduced relative to the previous refused scheme and further reduced in width during the course of the current application. The proposed annexe, as per the most recent amendment, would appear subservient and appropriate in its scale within the context of the existing main dwelling, its curtilage and surrounding development. The annexe would be significantly greater in length than the existing garage outbuilding next to which it would be positioned, but would not be substantially higher or greater in depth. The structure would be set back from the road, adjacent to the rear boundary of the plot, such that it would not appear dominant or imposing within the street scene. The scale of the building would be appropriate to its proposed use as a self contained annexe.

7.4 The proposed annexe would have a simple design befitting an ancillary outbuilding and would be constructed of materials to match those of the host dwelling. Partial screening would be provided by the proposed northern boundary treatment of brick wall with closeboard fence above, totalling 1.8m in height. The annexe would not be considered to represent a significant negative impact upon the appearance or character of the application site or the street scene. The removal of the existing picket fence which traverses the site and a congruous boundary treatment to the length of the northern boundary would aid in establishing a legible link between host dwelling and the annexe such that it would read as an outbuilding within the curtilage of the main house as opposed to a separate unit of accommodation.

- 7.5 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

- 7.6 The proposed annexe would be set in from the common boundary to the west by 2.4m and would not protrude to within 45 degrees as measured from the centre of the closest north and south facing windows of the neighbouring property to the west. The existing fence to the western site boundary would obscure views toward the neighbouring property from the proposed west-facing window of the annexe.
- 7.7 The annexe would be set off of the southern boundary by 1m. The neighbouring property to the south-east is understood to be in use for commercial purposes and the impact upon this building would be mitigated by the existing intervening garage within the application site, a good degree of separation to be maintained between the buildings and the existing 1.8m fence to the common boundary.
- 7.8 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) Use of the annexe

- 7.9 As originally submitted concerns were held in respect of the scale of the proposed annexe, the propensity for a second bedroom and the sub-division of the plot by an existing picket fence, which would provide a visible and physical divide between the host dwelling and the outbuilding. Following negotiations with the agent the annexe was reduced in scale to result in only one bedroom being viable within the building and a more subservient appearance. The applicants have also agreed to the removal of the fence and the imposition of a condition requiring that the plot cannot be sub-divided thereafter. The proposed annexe, as amended, would be self-contained, providing the occupants, who would be relatives of the owners of the host property, with a bedroom, living space with kitchen, and a bathroom. The accommodation is for the elderly parents of the occupants. However, the building would not benefit from its own access, parking area or garden, instead sharing these facilities with the existing dwelling, and would be fully contained within the rear garden of 89 London Road. Conditions will be imposed upon the planning permission requiring that the annexe may not be extended or altered without a grant of planning permission and may not at any time be used or sold as a separate unit of accommodation to the host dwelling.

(iv) Highway matters

- 7.10 A new vehicular access gate is proposed within the northern site boundary, to be positioned immediately adjacent to highway. The gate would open on a sliding automatic mechanism. The fronting highway is an unclassified road, as such, it would not be considered necessary in this instance for the gate to be set back from the road. No concerns or objections in respect of the access gate were raised by the consulted Highway Authority agent.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01167 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:
CFA-FULL-BS 06 - Proposed location and block plans, ground floor plan, elevations and street scene
Planning Statement Rev 2
Reason: - To ensure provision of a satisfactory development.
- 3 The external finish materials used for the construction of the annexe shall match, in type, colour and texture, those of the existing host 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.
- 4 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling (89 London Road) and shall not at any time be used as a separate unit of accommodation.
Reason: To accord with the terms of the application submitted and because it is not considered that the unit of accommodation is of a suitable size or location / siting 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.
- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the General Permitted Development Order as amended shall be erected within the curtilage of the application site, as outlined in red on the approved Location and Block Plan as shown on drawing CFA-FULL-BS 06, which would traverse or otherwise result in the sub-division of the application site.
Reason: In the interests of visual amenity, the ancillary nature of the development proposed and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 6 Within 1 month of the first use/occupation of the annex hereby approved the existing fence which traverses the site from north to south shall be permanently removed.
Reason: To prevent the physical sub-division of the plot ensuring that the ancillary nature of the proposed use is maintained and in the interests of visual amenity having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 7 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extensions or alterations to the roof permitted by Part 1, Classes A, B, C or D of the General Permitted Development Order, as amended, shall be made to the approved annexe, nor shall any additional outbuildings permitted by Part 1, Classes E of the General Permitted Development Order, as amended, be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interest of the amenities of neighbouring occupants and the visual amenity of the locality and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.