
Site Address:	89 London Road, Cowplain, Waterloooville, PO8 8XB		
Proposal:	Erection of self-contained annexe.		
Application No:	APP/18/00589	Expiry Date:	13/08/2018
Applicant:	Mr & Mrs Cooper		
Agent:	Mr C Flint	Case Officer:	Emma Chisnall
	Chris Flint Associates Ltd		
Ward:	Cowplain		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 89 London Road is a two storey residential property that lies at the junction of Summerhill Road and London Road in Cowplain, Waterloooville. 89 London Road abuts the boundary edge of the Cowplain District Centre. The application site is in the rear garden of 89 London Road and comprises of part residential curtilage and part shrub land. To the north boundary there is no permanent curtilage boundary with a temporary metal fence that runs along it. To the south and west of the site the curtilage boundary is constructed of 1.8m timber fencing. To the west of the site are two residential dwellings that have recently been constructed. Summerhill Road is characterised by a mix of detached and semi-detached residential dwellings set within generous sized plots.
- 1.2 The garden space of No 89 has been separated from the land to the west with the erection of a small white timber fence approximately 0.8m high. A garage has been erected to the west of No 89 which is proposed to serve the land allocated to the annexe.

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

3 Proposal

- 3.1 The application seeks the erection of a detached self-contained annexe to the west of No 89 London Road with new vehicular access from Summerhill Road. The annexe would sit in approximate line of the existing building line along Summerhill Road. It would be a bungalow with a ridge height of 4.55m, depth of 6.4m and width of 10m. Two bedrooms are proposed to serve the applicants parents who are now elderly and require additional care and support.
- 3.2 The annexe would have windows in the front, rear and west side elevations and would be set to the south of the plot in order to accommodate an amenity space to the front of the annexe and parking provision to the east.
- 3.3 A new access would be created off Summerhill Road with two parking spaces and a garage provided to the side of the annexe which would provide cycle storage in addition.

4 Policy Considerations

National Planning Policy Framework 2018

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)
CS9 (Housing)

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

None

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

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

(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 annexe is proposed to be built in matching materials to that of the locality and consist of a facing brickwork and slate roof. This has been designed so that the proposed building is consistent with the design of the main dwellinghouse and neighbouring dwellings which is considered to be a positive aspect of the proposal. However, the bulk of the proposed annexe is of concern. Whilst it is noted that an "outbuilding" can be constructed under Permitted Development criteria at a height of 4 metres, this is subject to a condition which requires the structure to be sited two metres away from the boundary and conditions its use so that it can be only used ancillary to the main dwellinghouse. The proposed outbuilding comprises of a height of 4.55m, 10m wide and 6.4m deep and is sited approximately 1m away from the west boundary and 0.5m away from the boundary to the south. This results in the building being a considerable size and is physically completely separate from the main dwellinghouse resulting in the appearance of a separate dwelling. On this basis, it is considered that the development would have an adverse impact on the character and appearance of the area.

7.4 Whilst this application has been submitted as an annexe the proposed annexe by reason of its substantial size and scale is tantamount to a separate dwelling and is set up to be utilised as a separate unit of accommodation. The works would result in a new access being created from Summerhill Road which would ensure a permanent access to serve the proposed annexe thus increasing the potential for the works to be used as a separate form of accommodation which is essentially divorced from the main dwelling. Whilst it is noted that this application has been submitted to establish an annex within the rear garden, the size and scale of the building combined with the facilities proposed is likely to result in a separate unit of accommodation and therefore the proposal has not considered in planning terms the provisions and requirements for a new dwelling such as amenity sizes, parking provisions and bin storage. This is likely to give rise to an unacceptable impact on the annexe with a limited amenity provided as well as an increased and potentially harmful level of activity created that may impact No 89. On this basis, it is not considered that the proposed annex is suitable in this location for its intended use to the size and scale proposed and is not in accordance with Policy CS16 of Havant Borough Councils Core Strategy which seeks to promote a positive layout and relationship with surrounding residential properties.

- 7.5 On this basis, the location of the annex based on the development having no shared facilities with the main home No 89 and being tantamount to a new dwelling whilst being to a large scale and size is considered to be an over intensive use of the site which would conflict with the character and appearance of the surrounding locality. The proposal is therefore considered to be contrary to Policy CS16 of Havant Borough Councils Core Strategy, 2011

(iii) Effect on neighbouring properties

- 7.6 There is a distance of approximately 16.55m when taken from a middle point in the land from the side of the proposed development and the existing dwellinghouse to the east No 89 leaving an amenity space to No 89 at the rear of an approximate depth of 8.5m when taken from the same middle point in the land. Although this is less than the guidance stipulated in the Borough Design Guide for appropriate amenity sizes the neighbouring dwellinghouse benefits from an amenity space to the side which would increase this provision. Following a site visit it was also noted that this land has been divided and a boundary wall erected to the west of No 89 separating itself from the proposed annex site. Therefore this reduced amenity space is established at No 89 and is something the applicant wants in order to develop the land to the west. Due to the additional provision to the side of No 89 the works are considered to not substantiate a refusal in relation to this and as such the development is considered to have an acceptable impact on the existing dwelling. There would be an impact from the use of the proposed access in terms of vehicular movements/disturbance from the proposed parking provision and access to be created from Summerhill Road, however, on balance and given the limited use of the proposed access associated with an annexe to the rear it is not considered that a refusal of planning permission based on this additional impact could be sustained
- 7.7 The application site is not large in size and the footprint is such that there would only be separation distance of approximately 16.55m between the proposed development and neighbouring dwelling to the east No 89 and approximately 2.5m between the proposed dwellinghouse and No 1 Summerhill Road. The proposed development would be set off the curtilage boundary to the south by 0.5m and from the west by 1m and although there would be a close relationship with neighbouring dwellings this is considered, on balance, to reflect a typical housing relationship expected with urban areas when taking into account the modest height of the annexe which is proposed to have an eaves height of 2.4m and a ridge height of 4.5m. Following a site visit it was noted that No 1 Summerhill Road has a single first floor window in the east side elevation serving a stairwell. With a single ground floor window proposed in the west side elevation of the annexe the works are considered to not lead to any direct over-looking nor a loss of privacy and therefore coupled with the distances between the dwellings and screening in place by the timber boundary to the west and garage and small fence to the east the works are considered, on balance, to result in a limited and acceptable impact to the neighbouring dwellings.
- 7.8 The annexe itself is in close proximity to the south boundary by 0.5m and to the west boundary by 1m. The proposal includes windows within the south and west elevation of the proposed annexe to serve a kitchen and bedroom which are considered to be habitable rooms. The proposal is considered to have been positioned in such close proximity to these boundaries in order to maximise the limited plot size available and to provide a modest amenity space to the front of the annexe and parking provision to the side. Under APP/12/ 00499 for a two storey dwellinghouse the comments from the officer and Appeal Inspector made reference to the position of the development being forward of the existing building line along Summer Hill Road by approximately 5m which was considered to be significantly harmful to the character and appearance of

the area. In order to address this original concern the orientation and position of the annexe has been amended in the current proposal. However, the impact of this change results in the standards of living to these two habitable rooms being severely compromised as the outlook and light levels reaching the annexe would be significantly impacted creating a poor standard of living to anyone residing in the annexe. The works are therefore considered to cause a severe impact which is harmful and unacceptable and would warrant a refusal of planning permission in this regard.

7.9 To the south there is a commercial unit which shares a boundary with No 89 and has the potential to be impacted by the proposed annexe. However, due to the commercial use of the unit to the south the relationship between the annexe and unit is different to that if it were a residential building. No objection has been made by the neighbouring unit and due to its use the amenity space provided to the site is unlikely to be used to the same use and activity to that of a residential building therefore on balance, the impact caused by the works are considered to be limited an acceptable.

7.10 Having due consideration to all of the above, the proposal is considered to be contrary to Policy CS16 of Havant Borough Councils Core Strategy, 2011

8 Conclusion

8.1 It is considered that the annex is not appropriately located for its intended use and could readily be used as a separate unit of accommodation which would give rise to an undesirable development resulting in unsatisfactory living conditions within this plot. To this regard the development would not accord with the requirements of CS16 of Havant Borough Councils Core Strategy, 2011 and is therefore recommended for refusal.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00589 for the following conditions:-

- 1 The proposed annexe by reason of its substantial size and scale, separation from the main dwelling house, and internal room layout is considered tantamount to the creation of a separate unit of accommodation. Development of the site in the manner proposed would amount to an over-development in that it would result in a cramped and congested layout impacting the existing character and appearance of the area and conflicting with the spatial characteristics of the street scene. The close proximity to adjacent dwellings and curtilage boundaries result in a poor standard of living causing detrimental affect to the residential amenity of the future occupiers of the annexe. The proposal therefore conflicts with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011 and the National Planning Policy Framework 2018.