
Site Address:	2 Glenleigh Park, Havant, PO9 2PH		
Proposal:	Single storey ancillary annexe to rear.		
Application No:	APP/19/00057	Expiry Date:	27/03/2019
Applicant:	Mr & Mrs Jacobs		
Agent:	Mr Roberts	Case Officer:	Emma Chisnall
	Critchley Architecture and Design Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 2 Glenleigh Park is a detached chalet style bungalow situated to the south side of the highway. The site has one exit and entrance and is situated on level ground with the railway line running to the rear of the application site. The dwellinghouse is constructed of facing brickwork and concrete tiles and has a modest amenity space to the front which is part laid as lawn and part hard-surfaced which including a garage provides a total parking provision for 3 cars.
- 1.2 To the rear the amenity space is adequate in size and laid as lawn with a curtilage boundary constructed of 1.8m timber fencing. An detached ancillary annexe is proposed to be erected within the rear garden space of the application site to serve the parents of the applicants.

2 Planning History

None

3 Proposal

- 3.1 Single storey ancillary annexe to rear.

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)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure

No comment

Network Rail

No comment

Environmental Health:

If you are minded to approve this application I would ask that a condition is included regarding the acoustic mitigation measures to be employed in regard to the building envelope to meet with BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings.

Officer Comment: *A condition shall be included with the decision*

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: 16

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
- (iv) Developer Contributions/CIL
- (v) Parking

- (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 development meets the principal requirement and is being proposed in order to house the elderly parents of the applicant so that care and help can be provided. The annexe is proposed to be ancillary although it does contain its own facilities with only a physical connection to the main home through drainage and shared facilities. Although typically an annexe would have more connection than this to the main house the site would be challenging to sub-divide and provide access for an independent unit of accommodation. In order to ensure no sub-division of the plot occurs a removal of PD rights is considered necessary which would prevent the erection of any fence or enclose together with a condition to require the use of the building is ancillary to the main dwelling.
- 7.3 The site would be challenging to sub-divide from being in backland development and although it would be large in scale conditions can be used to control the use which would allow the Local Planning Authority to retain control over this. Therefore, subject to conditions, the principle of the development is considered to be acceptable.

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

- 7.4 The proposed annexe shall be single storey in height, pitched roofed and shall be positioned towards to the rear south end of the amenity space of No 2. As a result the development would be in a backland position in relation to the existing dwelling and would not be viewable from the streetscene of Glenleigh Park. The design of the annexe is large in scale but from being at the rear end of the amenity space and set away from the shared boundaries the works are considered to not appear overly bulky or obtrusive from the streetscene. A light mist grey cladding is proposed for the annexe which is considered to not look significantly out of place from the palette present within Glenleigh Park and therefore the works are considered to not detract significant character from the area and can be considered to be acceptable.
- 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 Although the annexe is larger in scale than typical domestic sized annexes, the development is considered to fit appropriately within the rear amenity space of No 2 whilst achieving a set off from the shared boundaries.
- 7.7 The proposed annexe is large in scale and has the potential to impact the adjacent neighbouring property No 4 Glenleigh Park. However, following a site visit it was noted that the proposed works shall be in line with the neighbours outbuilding and this would reduce the impact on the open rear garden area of No.4. The proposed annexe shall be pitched roofed however, the mass and bulk of the proposed building would be reduced due to the foundations (already laid), having been set into the ground at a slightly lower position than No 4. Furthermore the development shall be 1m away from the shared boundary which shall comply with the Boroughs Design Guide when it comes to acceptable relationships between single storey works and neighbouring dwellings. The works are therefore considered to result in a limited and acceptable impact.

- 7.8 Three windows are proposed in the east side elevation of the annexe which shall look directly across to the flank wall of the neighbours outbuilding. As a result no significant over-looking is considered to occur between the neighbours which alongside the screening between No 2 and No 4 is considered to result in an acceptable impact.
- 7.9 The annexe shall be set away from the shared boundary with the adjacent dwelling No 38 Southleigh Road by approx 1m at the closest point and away from the neighbouring dwelling by approx 16m. Taking into account the distance between the works and neighbour the development is considered to set suitably away from the neighbour. Combined with no objection being made and the works being set into the ground at a slightly lower position the works are considered to result in a limited and acceptable impact.
- 7.10 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) Developer Contributions/CIL

- 7.11 The proposed annexe from being fully ancillary to the main home is liable to pay the Community Infrastructure Levy a total of £9,166.43 and the relevant forms have been sent including a draft liability notice. The applicants wish to apply for self-build relief from this payment and have completed the necessary forms that will ensure that relief is given to the CIL payment which does not need to be made.

(v) Parking

- 7.12 No 2 Glenleigh Park is a four bedroom dwellinghouse and has a parking provision onsite for three parking spaces which includes the garage to the west side of the dwelling. The proposed annexe would increase the bedroom numbers within the application site but with No 2 already providing a provision for three spaces the works are considered to comply with the Parking Standards SPD and would be acceptable. The agent has commented that it is the intention of the applicant to extend the driveway and provide additional parking which would provide an additional provision. However, the current provision would not be lacking from the guidance stipulated in the SPD and is considered to be a suitable provision in its current form.

8 Conclusion

- 8.1 No 2 Glenleigh Park has adequate amenity space for the proposed annexe. The space available would ensure that there is an acceptable impact on neighbouring residents and a minimal impact to the character of the area. The works are therefore considered to be acceptable subject to conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00057 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:

Proposed Floor and Elevation Plans: Drawing No 18115-402

Location and Block Plan: Drawing No 18115-101

Proposed Site Plan: Drawing No 16115-103 Rev B

Materials Detail: Submitted by the agent via email on 29.03.2019

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, the additional details submitted by the agent via email 29.03.2019 and hereby approved plans, or shall match, in type, colour and texture, those of the existing 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 Prior to occupation of the development hereby approved the applicant shall ensure that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for this residential unit, will meet BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels, especially from the neighbouring railway lines and train station having due regard to policies DM10 of the Havant Borough Local Plan 2011 and DM18 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 5 The accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling (2 Glenleigh Park) and shall not be used as a separate unit of accommodation, and shall be retained as such thereafter.

Reason: To accord with the terms of the application submitted, and in light of the fact that the unit of accommodation is not of a suitable size or location 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.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no boundary fence or means of enclosure shall be constructed within the curtilage of the site such as to subdivide the site without the prior approval of the Local Planning Authority.

Reason: To prevent the sub-division of the application site, to ensure the that use remains ancillary to the main dwelling, in the interests of the amenities of the neighbouring properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.