
Site Address:	Montgomery House, 11 Montgomery Road, Havant, PO9 2RH		
Proposal:	Single storey rear extension to form ancillary family accommodation. (Revised Application.)		
Application No:	APP/12/01232	Expiry Date:	16/01/2013
Applicant:	Mr D Russell	Team:	Team 1
Agent:	Mr D Smee	Case Officer:	Sally Smith
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Montgomery House is a large detached property with a covered parking area and outbuildings currently on the eastern boundary as shown in the submission. On the boundary to the rear is a wall with trellis for apple trees on the neighbour's side. Large rear garden. Warblington field to the rear.

2 Planning History

APP/12/00986 - Single storey extension to form ancillary accommodation. withdrawn

3 Proposal

To close in the covered way at the front to provide a joint entrance and storage area. To convert and extend the garden storage area to create an annexe. This will be for the current single occupier of the main house - his daughter and family to become the occupiers of the main house. The area of new build is a max of 8m long by 6m wide. It is 1.5m from the boundary. It has a hipped roof but for a gable on the garden side of the sitting room. The personal accommodation provided in extension and conversion is a dining/kitchen, sitting room, bedroom and bathroom. Shared between the annexe and main house is a garden/utility area with a door into the annex

4 Policy Considerations

National Policies

National Planning Policy Framework March 2012.

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

From previous application:

Highways - No Transport contribution required as long as linked to existing house; condition required.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: One

Summary:

1. The extension appears large enough to qualify as a new build which is not in keeping with the existing houses in the area.
2. Loss of privacy to adjoining property - the rear windows would overlook the neighbours rear garden

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) Effect on the existing property
- (iii) Effect on neighbouring properties
- (iv) Highway and Parking considerations

(i) Principle of development

The development is in the urban area and so is acceptable subject to meeting the development plan policies. The proposal is for annex accommodation. The original application was much larger and could be occupied unassociated with the main house.

However, there has been amendments in this application so that there is a joint entrance areas and shared facilities that tie it much more closely with the main house.

We do not have a policy for annexes and it is considered that it could be ancillary accommodation for the house once its use as an annexe ceases. eg as bedrooms, games room or second lounge for the main house. It is considered that it will genuinely operate as an annex and that a condition can be imposed to associate it

with the main house.

(ii) Effect on the existing property

The existing property is a large house and already benefited from the storage building on the eastern boundary. the sitting room and lounge extension is designed in keeping with brick and tile finish and is sited at a sufficient distance from the kitchen window - not to cause a proximity issue. the relationship and design is considered acceptable. The garden is sufficiently large enough to accommodate the proposal.

(iii) Effect on neighbouring properties

There is already a single storey building on the boundary and the area of new build is off the boundary by 1.5m. In view of this offset and the height of the boundary wall, trellis and planting there will be no detrimental impact for the neighbour. The applicant has proposed to obscure glaze the velux rooflights but in view of their height I do not see that these will cause overlooking.

iv) Highway and Parking considerations

The property has a large frontage that can accommodate 3 parking spaces. The converted covered way would have had difficulty in taking parking. No requirement for a Transport contribution

8 Conclusion

The proposal is considered acceptable subject to a suitable condition to link the annex to the main house.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/12/01232 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The accommodation hereby permitted shall be occupied solely for purposes incidental 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 has insufficient amenity space and on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 3 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Core Strategy 2011 which forms part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Design and Access Statement
Plans and Elevations as Existing - 289/3
Proposed Plans - 289/2

Reason: - To ensure provision of a satisfactory development.

Case Officer:
Signed

Date

Recommendation Agreed by DC Team Leader/Service Manager:
Signed

Date