
Site Address:	7 Castle Avenue, Havant, PO9 2RY		
Proposal:	Extension and conversion of existing garage to annexe.		
Application No:	APP/18/01216	Expiry Date:	13/03/2019
Applicant:	Mr Drummond		
Agent:	Mrs Grinstead	Case Officer:	Bee Crawford
	Your Home Plans Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached dwelling and detached garage block situated on a generous plot. It has a red tiled pitched and hipped roof and elevations of red multibrick and white painted render. The site is level with open vehicular access to the front, leading to a tarmac drive and parking area, with an area of grass, trees and shrubs. There is a 1.8 metre high fence to the northern boundary and trees and shrubs to the southern boundary. The rear garden is mainly laid to lawn with a patio area and is enclosed with hedging and fencing ranging in height from 1.6 metres to 1.8 metres and a 2 metre high wall to part of the southern boundary. There are birch trees to the front of the property which are covered by TPO 1890.
- 1.2 Large two storey detached properties lie to the north and south and opposite and the rear gardens of properties in Warblington Avenue are to the rear. The surrounding area is of medium density with a diverse streetscene consisting of a mixture of large two storey detached dwellings and detached bungalows of individual age, style and design.

2 Planning History

07/72238/000 - Demolition of existing garage and erection of 1No. 4 bedroom dwelling with new access onto Castle Avenue, refused 06/06/2007
07/72238/001 - Erection of 1No. 3 bedroom detached house with new access onto Castle Avenue, withdrawn 08/10/2007
07/72238/002 - Erection of 1No. 3 bedroom detached house with new access onto Castle Avenue. (Revised application), permitted 17/12/2007
08/72238/003 - Two storey side extensions and rear conservatory, refused 18/11/2008
09/72238/004 - Two storey side extension and single storey rear conservatory, permitted 18/03/2009
09/72238/005 - Application for non-material changes to Planning Permission 07/72238/004 to resite conservatory 2m north of approved application, refused 10/11/2009
09/72238/006 - Application for non-material changes to Planning Permission 09/72238/004 relating to the reduction of the width of two storey extension by 300mm on both floors and to omit one east window on ground floor, permitted 16/12/2009
APP/11/00333 - Crown reduce 3No. Silver Birch trees from 12m to 9m and remove 1m all round of lateral branches, permitted 10/06/2011

3 Proposal

- 3.1 The proposal is for the extension and conversion of existing garage to annexe.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

Arboriculturalist, Havant Borough Council

In order to ensure the trees at the front of the property are not damaged during the course of construction a Tree Protection Plan should be submitted. This can be during the application process. Further information was subsequently submitted and it was confirmed this was acceptable.

Officer comment: Condition to be added to ensure works are carried out in accordance with submitted tree protection plan and method statement.

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 the design and impact on the streetscene
- (iii) Effect on the neighbouring properties
- (iv) Use of the extension
- (v) Developer contributions
- (vi) 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 control criteria.

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

7.3 The application is to convert the existing detached three garage block and add a small conservatory to the rear, providing ancillary accommodation to the existing dwelling. The proposal is visible from the public realm, although it is set back 9 metres from the front boundary and there is no change to the eastern elevation. The resulting building would retain one of the garages and provide additional residential accommodation at ground and first floor. It is judged sufficient amenity space would be retained within the rear garden area of the property.

7.4 The proposed conservatory will be set in from the side elevations of the building with a depth of 3 metres and a mono-pitched roof to a maximum height of 2.7 metres.

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 building is adjacent to the southern boundary of the property, although there are no windows proposed in the southern elevation or roof slope of the conversion or the new conservatory. Whilst there is one small first floor window in the northern elevation of the neighbouring property at number 5 Castle Avenue, it serves an en-suite and would not be detrimentally affected by the scheme.

7.7 The new conservatory is of a modest size and does not project beyond the rear elevation of the neighbouring property to the south. The existing first floor window in the rear of the building is to serve a bedroom, although it is set back 4 metres from the rear elevation of this property and it is judged would not give rise to any additional overlooking. It is therefore considered the proposal would not result in any loss of privacy or have a harmful impact on the property to the south.

7.8 There are new windows and doors in the northern elevation of the proposal, although the southern elevation of the property to the north is approximately 19 metres away and it is deemed any impact would be minimal. The properties opposite and to the rear are judged to be a sufficient distance away for any effect to be negligible.

(iv) Use of the annexe

- 7.9 The annexe would be separate from the main property with its own entrance and could potentially be utilised as a self-contained unit. Therefore it is important that the ancillary relationship between the annexe and existing dwelling be maintained, as independent occupation would suffer from lack of amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also be contrary to the NPPF and policy CS17.
- 7.10 In addition, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and Allocations Plan policy DM24. For these reasons, a planning condition is recommended for the accommodation to be occupied incidental to the enjoyment of the existing dwelling, precluding it from being established as a separate unit of accommodation.

(v) Developer contributions

- 7.11 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.
- 7.12 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the building has been calculated by the agent as 81 sqm which generates a total CIL liability of approximately £6,480 plus indexing. It is noted that self build residential annexe exemption has been claimed in relation to the development.

(vi) Parking

- 7.13 Whilst the proposal would result in the loss of two of the garages, there is sufficient parking on the site for the three spaces as recommended in the HBC Parking SPD (July 2016) and it is considered a condition would not be necessary in this instance.
- 7.14 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.

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/18/01216 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 external materials used shall be as indicated on the submitted forms 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.
- 3 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 is not a satisfactory position and has insufficient amenity space 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.
- 4 The development must be undertaken in accordance with drawing number 01 and the tree protection method statement.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan

Block plan

Drg no. A101

Existing elevations plan

Drg no. A102

Proposed elevations plan

Drg no. A103 rev A

Existing and proposed floor and roof plans

Arboricultural assessment

Drg no. 01 Tree protection plan

Tree protection method statement

Reason: - To ensure provision of a satisfactory development.