
Site Address:	4A Record Road, Emsworth, PO10 7NS		
Proposal:	Conversion of existing outbuilding to ancillary accommodation to main dwelling.		
Application No:	APP/18/00709	Expiry Date:	12/09/2018
Applicant:	Mr & Mrs Blatch		
Agent:	Mr A Hinton	Case Officer:	Tina Pickup
	Corinthian Architectural Design		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached chalet style dwelling set in a backland position served by a private graveled drive. This dwelling was permitted under 09/64293/004 in December 2009. The principal elevation of the dwelling faces south over the turning and parking area, where, on the southern boundary is a long single storey, pitched roof, old outbuilding.

The outbuilding spans the entire southern boundary but is in dual ownership with the eastern half having doors in its northern elevation and belonging to the application site; whilst the western half belongs to and fronts south, No 61 Havant Road. Where within the application site the outbuilding is in relatively poor state of repair with corrugated roof, old windows and timber doors. There are several shrubby trees close to the western half of the outbuilding which partly screen the rear of this half. The south elevation of the applicants half forms the rear boundary of No 61 and this is currently red brick.

The western half has already been converted to living accommodation under APP/10/00081 by No 61 and that has been done so by re-roofing with plain clay tiles.

2 Planning History

09/64293/003 - Erection of 1No. 3 bed detached dwelling to rear of No. 4 Record Road, with associated parking and landscaping (Revised Application)., WD,13/10/2009

09/64293/004 - Erection of 1No. 3 bed detached dwelling to rear with associated parking and landscaping (revised application)., S106,24/12/2009

3 Proposal

Conversion of existing outbuilding to ancillary accommodation to main dwelling.

The plans also show the provision of shed but this is to be constructed under permitted development.

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)
CS21 (Developer Requirements)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

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

Environmental Health Manager

I have perused the enclosed plans / documentation provided by the applicant. It would appear that the proposed new flue is to serve a new wood / log burner installation, in the proposed living room section of the conversion. Based on the current proposed positioning and height of the flue, there is a possibility for smoke nuisance to applicants own property and to neighbouring properties, linked to wind direction and operator efficiency.

Request Informatives added

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Regarding the application to change the existing 'corrugated shed' to ancillary accommodation we would wish for the following planning considerations and restrictions:	

- The wood burning stove proposed at the East end of the development be replaced with a less polluting form of heating. As a result of predominate Westerly and South Westerly weather patterns toxic, dangerous smoke (PM2.5) from the wood burner will blow directly down our garden, where children play who have asthma.	See section 7 below
- That planning restriction be imposed to prevent conversion into a two story dwelling and that the ancillary accommodation is not for any type of letting purposes	Would require planning permission in future
- No future windows to be allowed in the East elevation	Noted
No objection in principle to this planning application subject to planning conditions being imposed which cover the following matters: 1) The converted outbuilding to remain as ancillary accommodation and may not be used as a separate dwelling house. 2) No holiday lettings or use of the building for short term letting , such as Air B&B, to be permitted. 3) No further expansion of the roof space to be permitted. 4) No windows to ever be formed in the East and South elevations or roof space.	Submitted as ancillary only; future separate use would require planning permission see section 7 below Noted

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 and ancillary use
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) CIL

(i) Principle of development and ancillary use

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 proposal is not for a separate dwelling but for ancillary accommodation within the curtilage of this single family dwelling site. The internal layout is shown to provide a

bedroom, bathroom and living area with reliance on the main house for meals ie no kitchen or washing facilities are shown. Therefore there is considered sufficient functional link to the main house for the outbuilding to be genuinely used for ancillary purposes. This would be conditioned and therefore, as noted by the third party comments, the conversion could not be used for separate letting purposes or for anyone without a link to the main house without a further planning application in the future.

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

7.3 The roof would be re-tiled with plain clay tiles to match the conversion of the western half - accordingly the total roof expanse would be visually cohesive and appropriate for the area. The elevations would be grey cladding with doors and rooflights in black aluminium. The building is within a backland position and not visible from the public highway, though the east elevation does face the rear garden of No 2 Record Road. Horizontal blue/grey cladding has been used on the south elevation of the western half successfully and the proposed grey would blend with the grey slate roof of the main house.

7.4 The conversion does not change the profile of the building at all and would upgrade it visually and bring it back into use. The design and appearance of the proposal is therefore deemed appropriate in context to the site and other half of the outbuilding 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

7.5 There are no windows proposed in the south or east elevation or the southern roofslope and as these back onto neighbouring properties it is considered necessary to remove permitted development rights to ensure no future openings are made in these elevations (to protect neighbouring amenity).

7.6 With respect to the objectors comments re wood smoke and pollution, Environmental Health have advised that there are currently no smoke free zones within the Borough. As such it is the operators/owners of wood burning or multi-fuel stoves that are responsible for ensuring that they do not cause nuisance to other residents within their neighbourhood in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993. It is also noted that the flue serving the wood burner it is to be provided in ancillary accommodation that will initially be used for family visitors and would not therefore be used permanently. Due to the likely infrequent use and the fact that smoke pollution is covered by other legislation it would be difficult to resist the provision of the flue in planning terms.

7.6 Consequently, it is considered that with appropriate conditions, 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).

(iv) Parking

7.7 There is ample on site parking to serve the additional bedroom proposed with at least 5 spaces. Therefore there is no highway objection to the proposal.

(v) CIL

- 7.8 The applicant has completed the necessary forms indicating the floorspace of the proposed annexe to be 43sqm, and has claimed self build exemption for the annexe. However, as a conversion with no additional new floorspace proposed, then there is no CIL Liability in this instance.

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/18/00709

(A) 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:

Location and Site Plan
Existing & Proposed Floor Plans Drawing No 001
Existing & Proposed Elevations Drawing No 002
Existing & Proposed Elevations Drawing No 003

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 The accommodation hereby permitted shall be occupied solely for purposes ancillary 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 in a satisfactory position with insufficient amenity space to be occupied separately from the main dwelling and having due regard to policy CS16 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 additional windows, doors or rooflights shall be inserted within the south or eastern elevation and roofslope of the hereby approved annexe without the prior approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.