
Site Address:	12 Durley Avenue, Waterlooville, PO8 8XA		
Proposal:	Link extension to integrate existing granny annex with main dwelling.		
Application No:	APP/18/00922	Expiry Date:	08/11/2018
Applicant:	Mr Clements		
Agent:	Moser	Case Officer:	Emma Chisnall
	Design Drawn Ltd		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 12 Durley Avenue is a chalet bungalow constructed of a render, brickwork, cladding and a concrete tile mix. The dwellinghouse has two entrances onto the site with a modest amenity space fully hard-surfaced to accommodate three cars to the sides of the property. To the rear the amenity space is large in size and fully hard-surfaced. An annexe under a 2007 permission was developed into the rear garden space. The application now seeks to connect the annexe to the main home through a single storey rear extension between the developments.
- 1.2 The curtilage boundary to the front consists of 0.5m brick wall with 1.8m timber fencing and high level hedging to the rear.

2 Planning History

94/59468/000 - Detached double garage to rear, PERM,
04/59468/002 - Roof extension to form gable end fronting Durley Avenue; dormer windows to side (north-east) elevation. , PERM,14/07/2004
07/59468/003 - Conversion of existing detached garage into a 1No. 1 bedroom annexe., PERM,09/10/2007

3 Proposal

- 3.1 Link extension to integrate existing granny annex with main dwelling.

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)

DM13 (Car and Cycle Parking on Residential Development)

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
- (iv) Parking
- (v) Annexe

(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 works proposed to the rear of No 12 shall be hidden in the majority from Durley Avenue by the main dwellinghouse thus protecting the existing appearance of No 12 from the highway. The works are proposed to be built in matching materials to that of No 12 and from being single storey are considered to create a subservient appearance on the dwellinghouse which complies with the Borough Design Guide.

7.4 The link extension shall create an overall development to the rear of No 12 which is large in size and occupies a lot of the amenity space available. However, following a site visit there is considered to be a sufficient provision of amenity space to the north and north west of the site to provide a suitable space for the applicant. Therefore the works are considered to not consist of over-development and appear proportionate to the space available.

- 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 works have the potential to impact the adjacent neighbours to the east and west of the site Nos 14 and No 10 Durley Avenue. However, the development shall be set away from the shared boundaries either side by 2m from the east (No 10) and 5m from the west (No 14) which shall reduce the dominance of the development and ensure the works do not appear over-bearing. The works shall also be single storey in height and flat roofed reducing this impact further. To the east the development shall be in line with the neighbours garage, and to the west set further away from the flank wall of the neighbour protecting and maintaining existing privacy levels between the neighbours. Therefore, on balance, the development is considered to result in an acceptable impact to both neighbours.
- 7.7 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) Parking

- 7.8 The proposed development shall not increase the bedroom numbers available at No 12. The site can accommodate a parking provision for 3 cars in total and as such is considered to accord with the Boroughs Parking SPD. The works are considered to be acceptable.

(v) Annexe

- 7.9 The proposed development shall link the annexe to the main dwellinghouse creating an extension with an ancillary use to the main home improving the current situation of a detached annexe, which is to be supported.
- 7.10 The original permission for the annexe in 2007 under 07/59468/003 has a personal condition linking the use of the annexe to Mr Clements, the applicant of this permission. In order to ensure the now ancillary use is retained for the development a condition shall be included to this affect.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00922 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 Block Plan: Drawing No 383.P100_A
Proposed Side Elevation Plan: Drawing No 383.P104_A
Proposed Front and Rear Elevation Plan: Drawing No 383.P105_A
Proposed Ground Floor Plan: Drawing No 383.P101_A
Proposed First Floor Plan: Drawing No 383.P102_A
Proposed Roof Plan: Drawing No 383.P103_A

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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 will 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.