

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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 use
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highways and parking

(i) Principle of development and 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 conversion of the garage to an annexe has been undertaken for the benefit of the applicant who has always lived in the main house with her daughter and family but wishes to move into the annexe enabling her daughter and family to have more space in the whole of the main house. The annexe does have all main facilities ie kitchen and bathroom but access is via the side drive of the main house and has a shared garden. The use of the site would remain as a single household and she provides care for her young grandchildren with a good functional link to the main house. On this basis the use of the annexe would be ancillary to main residential use of the site and is considered appropriate but should be conditioned as such to ensure it is not subdivided in the future.

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

- 7.3 Whilst the footprint of the annexe is significant it has only been enlarged very marginally with the provision of the porch, part infilling an existing recess. The southern elevation fronting the road has retained its existing double garage door with a false pitch added - in street scene terms it therefore remains visually appropriate as a subservient garage. Timber cladding and domestic windows have been added to the west elevation facing into the garden; with the porch being done in grey cedar cladding. These elevations and the alterations to the roof with roof lights are not visible from any public point.
- 7.4 The available garden has not changed and is adequate to serve the dwelling having a garden length of about 15m. Overall the design and appearance of the proposal is deemed appropriate in context to the main building and street scene, 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 The roof of the garage now incorporates roof lights and was increased slightly (still flat roofed) and hence the height to the shared boundary with No 58 Southleigh has marginally increased. However this is at the end of a long garden and with trees and shrubs is well screened from No 58. The impact of the operational development is minimal. As a single household the use would not materially change or intensify and would be unlikely to result in harmful noise or disturbance to neighbours.
- 7.5 Consequently, it is considered that the proposal 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) Highways and parking

- 7.6 The loss of the garage for parking is offset by the large gravelled frontage area of the site. This area is sufficient to accommodate at least 3 or 4 cars and therefore meets the parking requirements for a 4+ bed dwelling as set out in the Parking SPD.

8 Conclusion

- 8.1 The use, scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore this retrospective application is 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/18/00426

(A) subject to the following conditions

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

1:1250 Location Plan

1:500 Site Plan

Letter re Use

Existing and Proposed Floor Plans Plan No 1

Existing Front & Rear Elevations Plan No 2

Proposed Front & Rear Elevations Plan No 3

Existing Side Elevations Plan No 4

Proposed Side Elevations Plan No 5

Reason: - To ensure provision of a satisfactory development.

- 2 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 siting of the unit of accommodation and available amenity space and parking is not appropriate 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.