

Recommendation: **GRANT PERMISSION**

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: 8

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) Developer Contributions/CIL

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. The development meets the principal requirement and is being proposed in order to house a daughter of the applicant so that care and help can be provided. The proposed annex will still depend on the main dwelling for cooking and washing facilities and would therefore be ancillary to No 9. A condition will be included to ensure the same use is maintained in future and that the annex remains ancillary so that there is no risk of it becoming a separate accommodation used by anyone else.

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

7.3 The proposed annexe shall be single storey in height, flat roofed and shall be positioned towards the north rear end of the amenity space of No 9. As a result the proposed development would not be viewable from the streetscene and would be set approximately 52.5m back from the main highway of Eastern Road. The design of the annex is considered sound and due to its size and position within the curtilage of No 9 it is not considered to appear bulky or obtrusive to the streetscene. The material proposed as timber cladding is considered to not appear out of place and is fairly typical of this type of development. Therefore it is considered that the proposed works would not detract significant character from the area and can be considered

acceptable.

- 7.4 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

- 7.5 No 9 has a substantially sized amenity space to the rear which can accommodate the annexe to the proposed size comfortably.
- 7.6 The proposed development shall be in close proximity to the shared boundary with No 11 Eastern Road but shall be single storey in height and have no windows facing the neighbour which shall maintain privacy levels between the neighbouring properties and ensure that the development does not appear significantly over-bearing. Although in close proximity to the boundary the works reflect the typical domestic scale of an outbuilding and from being approx 2.8m high the works are approximately 0.3m over what could be carried out under permitted development rights and without the need for planning permission. Combined with the screening in place between the neighbours the additional 0.3m height increase is considered, on balance, to not cause substantial additional harm and as a result, is considered to be acceptable.. It was also noted following a site visit that other neighbouring dwellings have outbuildings present within the rear garden space to a similar scale to that proposed of the annexe. Therefore, on balance, the development is considered to result in a limited and acceptable impact.
- 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) Developer Contributions/CIL

- 7.8 The application is not liable to pay the Community Infrastructure Levy as the annexe is not fully self contained and is less than 100 sqm in size. Therefore no charge is applicable.

8 Conclusion

- 8.1 No 9 Eastern Road has adequate amenity space for the proposed annex. The space available would ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal impact to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00747 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:

Site Location Plan: Reference 211 P-001

Proposed Site Plan: Reference 211 P-003

Proposed Elevation and Floor Plan: Reference 211 P-002

Justification for Annexe: Received via email 15.10.2018

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 (9 Eastern Road) and shall not be used as a separate unit of accommodation, and shall be retained as such thereafter.

Reason: To accord with the terms of the application submitted, and in light of the fact that the unit of accommodation is not of a suitable size or location 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.