
Site Address:	10 Orchard Road, Havant, PO9 1AU		
Proposal:	Construction of annexe to rear of property and new rear pedestrian access.		
Application No:	APP/18/00460	Expiry Date:	03/07/2018
Applicant:	Ms L Roonan		
Agent:	Mr S Bone	Case Officer:	Bee Crawford
	PWP Architects		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property and integral garage. It has a brown tiled pitched roof and elevations of red multibrick and stone cladding. The site is level with open vehicular access to the front leading to a concrete drive and an area of grass and shrubs, with a 1 metre high wall and shrubs to the northern boundary, a dwarf wall to part of the front boundary and open to the southern boundary. There is pedestrian access leading to the rear garden which is mainly laid to lawn with a patio area, enclosed to all boundaries with fencing ranging in height from 1.2 metres to 1.8 metres and mature shrubs.
- 1.2 The adjoining two storey semi-detached property is to the south, a detached bungalow is to the north, the front aspect of properties in Juniper Square are to the rear (west) and a detached two storey property is opposite. The area is of medium density with a mixture of detached and semi-detached two storey properties and bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of annex to rear of property and new rear pedestrian access with a new 1.8 metre high gate.

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)
CS9	(Housing)

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

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
No objection in principle, but object to the following aspects: Any proposed or actual use in connection with or for the purpose of commerce, profession or business. The documents available do not seem to include any statement regarding the proposed use of the building. The building appears far too large and too high for plot size, too close to the main house and boundaries. Solar panels are severely detrimental to the overall appearance and obscure light. Separate new access encourages self contained use not ancillary to main dwelling and possible extra parking/traffic to Juniper Square.	See section 7. See section 7. This element of the scheme was removed and amended plans submitted on 2 July. See section 7.
We have no objection to any homeowner extending their home	

within their own property in principle but feel we have to strongly object to this particular construction for the following reasons.	
1) The construction is not an extension of the existing dwelling but a separate structure with its own kitchen, dining room, bathroom and bedroom. This suggests to us that this structure is to be occupied by a third party, possibly a tenant or certainly a person or persons who do not currently reside at the main dwelling. If this is not the immediate intension then there is a definite possibility of this happening in the future. This is reinforced by the fact that the structure is being placed as far away from the main dwelling as possible.	See section 7.
2) There is going to be access to the new structure via a gate which opens on to Juniper Square. This gate opens straight to the new structure which suggests that the occupier's easiest form of access would be through this gate as opposed to walking the entire length of the main dwelling of 10A Orchard Road. This suggests that if the occupier has a vehicle, the preferred parking spot for it would actually be Juniper Square. Parking for homeowners and tenants of Juniper Square is already difficult and is to be made more difficult by the introduction of a solid yellow line all the way around one side of the road. The introduction of vehicles being parked there by nonresidents and visitors of non-residents is only going to add to the parking difficulties and possibly cause animosity or unrest.	See section 7.
3) As the structure is to be placed right at the bottom end of 10A Orchard Road it would also suggest to us that upon construction commencing the easiest form of access for the trades people and delivery vehicles alike would also be through Juniper Square. This would also cause unrest among Juniper Square residents and also increase the possibility of damage to property and vehicles due to the already cramped parking conditions.	See section 7.

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) Use of the annex
- (v) Developer contributions

(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 proposal is to be built at the western end of the rear garden and although it would not be visible from Orchard Road, the rear boundary is adjacent to Juniper Square and consequently the scheme would be visible from the public realm. The scheme originally included the provision of elevated solar panels on the roof, although following Officer concerns, this aspect of the proposal was subsequently removed and amended plans submitted. The application is for additional residential accommodation of a modest size and it is noted the height is 0.5 metres over what could be built within the realms of permitted development, although the proposed use also triggers the need for planning permission. Whilst the structure would occupy much of the width of the garden, it is not considered to result in significant detriment to the character of the area.

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 The proposal is to be situated in the rear part of the application site close to the western boundary, approximately 11 metres from the rear elevation of the main dwelling. There are no side windows in the proposal which is 0.3 metres away from the northern boundary and 1.2 metres from the southern boundary. The adjacent area of the neighbouring property to the north is currently used for the parking of vehicles with access from Juniper Square.

7.6 The eastern elevation of the annex would be 16.5 metres from the rear elevation of number 8 and 11 metres from the rear elevation of number 10a. Whilst the proposal could be perceived to result in a loss of privacy to the amenity areas of the properties immediately adjacent to the application site, some screening would be provided by the existing boundary treatment and the windows are of a modest size. A degree of overlooking already exists from the current property and it is deemed any additional overlooking would not be harmful.

7.7 Concern has been raised with respect to the new access on to Juniper Square and the possibility of increased parking. It is considered there is sufficient parking within the site to provide three off road spaces as recommended in the HBC Parking SPD (July 2016). In isolation it is noted the creation of a new access to Juniper Square would not require planning permission.

- 7.8 The building would remain ancillary to the main dwelling house and therefore its use would be limited in certain regards such as utilities, amenity space and parking provision.

(iv) Use of the annex

- 7.9 Concern has been raised with respect to the proposed use of the annex. Whilst it would be separate from the main property with its own entrance situated in the western elevation, supporting information has been provided stating the use of the annex is for an individual family member. Furthermore, from the details given it is considered a level of dependency would exist between the family use of the main house and the residential activity in the annex.

- 7.10 It is acknowledged the building could potentially be utilised as a self-contained unit, so it is important that the ancillary relationship between the annex 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. A planning condition is therefore 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 31 sqm which generates a total CIL liability of approximately £2,480 plus indexing. It is noted that self build residential annex exemption has been claimed in relation to the development.

- 7.13 Consequently, it is considered that the proposal is unlikely to 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).

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/18/00460 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, has insufficient amenity space and insufficient on-site parking 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 hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 5530 1101	Location plan
Drg no. 5530 1102	Existing block plan
Drg no. 5530 1103	Proposed block plan
Drg no. 5530 1200 Rev B	Proposed elevations and floor plan

Reason: - To ensure provision of a satisfactory development.