

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

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: 2

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

(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) Impact on the character of the area

7.3 The building and its use as a granny annexe has now been in situ for 11 years since planning permission was granted in 2007. A planning condition (No. 4 of PP 07/72653/000) ties the use of the building to the current owner of the property, who is also the applicant. This condition was placed on the planning permission as it was specific to the needs of the owner at that time. However, now the current owner wishes to sell the property with the building and its use, as part of the estate.

7.4 Since the time of the original application, applications and proposals for granny annexe style developments are far more prevalent and it would be unusual in current planning practice to include such a condition which restricts the use of the building to the owner. This is due to the use of the building being more of a planning consideration rather than the ownership.

7.5 It is therefore considered that given the building is already used as a granny annexe which is ancillary to the main building, that there would be no further impact given that the ownership would change and that the building could be further utilised by the new owners of the property if they so wish. The proposal to remove condition 4 of PP 07/72653/000 would have a 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 removal of the planning condition.

8 Conclusion

- 8.1 The application is considered to be acceptable and is therefore recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00315

- 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 use hereby permitted shall be ancillary to the principle use of the site for residential purposes only and the unit of accommodation hereby permitted shall not be sold off as a separate unit of accommodation without prior written approval from the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan 2011.