
Site Address:	20 London Road, Widley, Waterlooville, PO7 5BS		
Proposal:	Erection of ancillary granny annex.		
Application No:	APP/17/01130	Expiry Date:	17/01/2018
Applicant:	Mr & Mrs Page		
Agent:	Mr Moore	Case Officer:	Harriet Pitney
	Plainview Planning LTD		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached chalet bungalow located on the eastern side of London Road, comprising elevations of brick construction (partially clad at first floor level) with a tiled pitched roof.

The property benefits from open vehicular access to the front driveway which provides off-road parking provision for a minimum of 3 vehicles. Access to the single storey garage can be obtained via the shared driveway which runs between No. 20 & 22 London Road.

The rear garden is primarily laid to lawn with some decked areas and is enclosed by a close boarded timber fence which is approximately 2 metres in height.

The area is primarily residential in nature with a medium density of detached and semi-detached dwellings adjacent to the site all of a varying age, size, style and design.

2 Planning History

APP/11/00094 - Retention of 2m fencing to front boundary. (Retrospective application.), PERM,03/11/2011

3 Proposal

The proposal is for a single storey detached granny annexe which would measure 4.75 metres in depth, 8 metres in width with a maximum height of 3.72 metres. The proposed annexe would be located adjacent to the rear boundary of the site and would provide an additional bedroom, kitchen and living area and a shower room.

The agent has provided a statement to confirm that the proposed annexe is for the applicants elderly mother who is unable to continue living at home. The agent has confirmed that the use of the annexe will be ancillary to the main dwelling with strong functional links between them. It is intended that the occupants will be regularly preparing and eating meals in the main dwelling, watching television and all laundry will be undertaken using existing household facilities.

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

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul and surface water sewers to be made by the applicant or developer.

We request that should this application receive planning approval, the following informative is attached to the consent:

“A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order;

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 1

Comment	Officer Comment
The proposed building needs to have a minimum clearance of 2ft between it and the boundary fence with No 18 London Road for steps / ladder access to carry out any maintenance on either the fence or the proposed building including the roof.	This matter would not form a material planning consideration and should be pursued on a civil basis directly with the applicant.

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) Impact on Highways
- (v) CIL

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered to be acceptable in principle subject to development management criteria. The Town and Country Planning (General Permitted Development) (England) Order 2015 clarifies that 'a purpose incidental to a house would not cover normal residential uses, such as separate self-contained accommodation nor the use of an outbuilding for primary living accommodation such as a bedroom, bathroom or kitchen'. As such given that this proposal includes primary living accommodation, planning permission is required, with the appropriate assessment therefore considered within this report.

7.3 The applicant has confirmed that the use of the outbuilding would be used ancillary to the main dwelling. The agent has advised that the annexe would be for the applicants mother. Due to existing health concerns, the proposed annexe would provide a living space that can provide a balance between independence and care whilst still maintaining strong functional links between the annexe and the main dwellinghouse. The applicants would be regularly preparing and eating meals in the main dwelling, watching television and all laundry will be undertaken using the existing household facilities.

7.4 In addition this building would not have it's own access, as this is not possible given that the application site is surrounded by neighbouring residential properties, therefore this building could not become a separate independent dwelling, given that it would clearly need to rely on the main dwelling at all times. The use of this building could be controlled through a condition to ensure that the structure is not be used as a separate unit of accommodation, but remains ancillary to the main dwelling, in the event that permission is recommended.

7.5 There will be no separate address, post box, utility meters or garden area for the proposed annexe.

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

- 7.6 The proposed annexe would be located adjacent to the rear boundary of the application site and as such would not be readily visible from the public realm or streetscene of London Road. It is therefore not considered that the proposed development would result in any impact which would adversely affect the character and appearance of the area or streetscene of London Road.
- 7.7 Notwithstanding the above, it is acknowledged that the application site benefits from a relatively large rear garden which is approximately 25 metres in depth. On this basis, it is considered that the proposed size, scale, massing and design of the proposed annexe is appropriate when considered in context with the main dwellinghouse and surrounding curtilage and would not result in a significant adverse impact on the character and appearance of the area. The proposed annexe is therefore considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.8 It is considered that given the proposed layout, size, scale and massing of the proposal, it would not result in a significant adverse impact on the adjacent neighbouring properties with regard to loss of sunlight/daylight or overbearing impact. It is acknowledged that given that the proposal does include a window and a door facing back towards the main dwelling, there is the potential for overlooking and as such this needs to be given careful consideration. The proposed window and door would be located in excess of 20 metres from the rear elevation of the neighbouring property (No. 22 London Road) and in excess of 25 metres from the rear elevation of No. 19 London Road. Additionally, the current boundary treatment which encloses the rear garden currently comprises a close boarded timber fence which is approximately 2 metres in height which would provide screening of the proposed annexe from both adjacent neighbouring properties in order to mitigate this impact. As such, it is not considered that the proposed annexe would result in any overlooking which would be detrimental to the amenity of No. 19 & 22 London Road.
- 7.9 Furthermore, as the proposal comprises a detached outbuilding, to be used as primary living accommodation, consideration needs to be given to the impact on neighbours in terms of disturbance from both the use of the building and the comings and goings from it. As was outlined in paragraph 7.3, the proposed use is considered to be a genuine ancillary use, and as such the level of the proposed use is not considered to be of such a scale to have a significant adverse impact on the amenities of neighbouring properties in terms of noise or disturbance, from those accessing or using the building, which would be limited and domestic in nature. As such the development is not considered to have a significant adverse impact on the amenities of neighbouring properties, in this regard, to justify a reason for refusal on this matter. A condition to control the use of the proposed annexe has been recommended in this regard.
- 7.10 In conclusion, it is not considered that the proposed annexe would result in any significant adverse impact on the amenities of neighbouring properties, subject to the relevant and reasonable conditions to control the impact of the development.

(iv) Impact on Highways

- 7.11 The agent has confirmed that the host dwelling currently comprises three bedrooms. The proposed annexe would result in an additional bedroom associated with the property and as such, in order to meet Havant Borough Council's Adopted Parking Standards, three off-road parking spaces would need to be provided. It was evident at the time of the officer site visit that three off-road parking spaces can comfortably be

provided, meeting the requirements of the Adopted Parking Standards.

(v) CIL

- 7.12 As the proposed development is for a detached residential annexe, the scheme would be CIL liable. However and notwithstanding the above, a self build residential annex exemption claim has been submitted to the Local Planning Authority and as such no payment is required.

8 Conclusion

- 8.1 The principle of the development is considered acceptable and the development is considered to provide an ancillary use to the main dwelling, which would be controlled through an appropriate condition. Furthermore it is considered that the scale, siting, use and design of the proposal would not have a significant adverse impact on the amenities of neighbouring properties. The proposed development is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01130 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 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, nor shall it be used for any business, commercial or industrial purposes whatsoever which would not be considered to be ancillary use.
Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space 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.
- 3 No floodlighting or other form of external lighting scheme shall be installed unless it has been approved in writing by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.
Reason: To protect the occupants of nearby residential properties from light disturbance / pollution in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.
- 4 The external materials used shall be as indicated on the hereby approved planning statement (Document reference: 1874/CMAC/) unless otherwise agreed in writing by the Local Planning Authority.
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.

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

Site location plan (Dwg No- 171009v1cs/01A)- received 23rd October 2017

Existing site plan (Dwg No- 171009v1cs/02A)- received 23rd October 2017

Proposed site plan (Dwg No- 171009v1cs/03A)- received 23rd October 2017

Proposed elevations and floor plans (Dwg No- 171009v1cs/05A)- received 23rd October 2017

Planning Statement (1874/CMAC/)- received 23rd October 2017

Reason: - To ensure provision of a satisfactory development.