

Recommendation: **GRANT PERMISSION**

The proposed building appears to be timber framed and clad. Due to the proximity to the site boundary the external walls would need to achieve at least 30 minutes fire resistance and any cladding would need to be non combustible - no timber cladding or

coating to timber cladding would be acceptable.

Developer Services, Southern Water

No comments received

Arboriculturalist

No objection. The scheme is proposed in the rear garden of the property. There are two Silver Birch trees close to the north eastern boundary and a Scots Pine tree in the garden adjoining the rear, again close to boundary.

While the proposed structure will likely have a negative impact on these trees and will increase the pressure to prune, these trees are poor quality with limited visual amenity and therefore would not merit a TPO or be considered a constraint to development.

However, the applicant should take care not to cause damage to the trees above ground level or below ground so as to significantly affect their health or to make them unsafe.

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I am really surprised that a window is allowed to be so close to the border and to overlook our garden. I am aware at present there is a shed there. But it may not always be there and we would then be left with a window overlooking our garden.	Addressed in section 7
We also think the least they should do is replace the fence As the one present is about to collapse and I would not want any pets escaping.	This is not a planning matter but the comments have been passed to the applicant
Please could you also submit my concerns regarding the drainage plans. Our gardens become extremely boggy in the autumn and winter months. With the tree being removed and foundations	The agent has provided a plan showing the proposed route of the sewage pipework, including the connection point with the public sewer. A planning

I would like to have an understanding where the waste will be managed as there is a bathroom being included. How will the storm water be drained etc.	condition will be attached in relation to surface water drainage.
This area of my garden is the quiet peaceful area.	Addressed in 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) Impact on parking
- (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.

7.3 The development meets the principal requirement, with the proposed annexe being required to provide accommodation for the elderly parents of the applicant. The Planning, Design and Access Statement submitted with the application confirms that the annexe will be ancillary to the main dwelling with strong functional links between the annex and the main dwelling. It has also been confirmed that the annexe will not have separate

- Address
- Post box
- Utility meters
- Garden area
- Access

This will ensure the annexe will remain ancillary to the main dwellinghouse.

A condition will be included to ensure the same use is maintained in the future and that the annexe remains ancillary, and is not converted into a separate unit of accommodation, which is not considered suitable in this location.

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

7.3 The proposed location for the annexe will be at the rear of the garden of 27 Elmwood Avenue and will not be visible from the public domain.

7.4 Notwithstanding the above, the materials to be used are considered to be in context with the surrounding buildings.

- 7.5 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

- 7.6 Comments and questions in relation to the proposal have been raised from the occupiers of the property to the rear of the application site (24 Beechwood Avenue), to which the agent has provided clarification. Concerns which can be considered in the determination of this application are the proposed location of the shower room window, and the potential increase in noise. Drainage issues were also raised and these have been addressed by the submission of a drainage plan and the imposition of a condition.
- 7.7 The proposed shower room window will be located on the south east elevation of the annexe facing the rear boundary treatment. A shed is located within 24 Beechwood Avenue, close the the boundary line The highest part of the window will be 2.3m above ground level and therefore will be partially screened by the boundary treatment. A condition is to be attached to specify that this window is to be obscure glazed.
- 7.8 The annexe is to be configured so that the bedroom and shower room will be located closest to the boundary line with No. 24 Beechwood Avenue, with the main living room and associated fenestration being on the north east and north west of the annexe. It is also considered that the annexe will be located a sufficient distance from the surrounding properties so as not to cause a significant impact in terms of noise.
- 7.9 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Impact on parking

- 7.10 The property currently provides one off road parking space. However the removal of the front hedge and a small wall can provide access to the current hard standing to provide additional parking, and a condition has been attached to ensure that two off road parking spaces are available prior to the occupation of the annexe.

(iv) Developer contributions

The proposal is CIL Liable, however the applicant has submitted a self build residential annexe exemption form.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00823 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:

Planning, Design and Access Statement - received 27.07.17

Planning Commentary - received 27.07.17

Existing site plan - 170726v1cs/02A

Location plan - 170713v1cs/01A

Proposed site plan - 170726v1cs/03A

Proposed elevations - 170713v1cs/05A

Proposed drainage plan - 170726v1cs/06A

Existing elevation drawing - 170131v1kl/04A

Emails from agent clarifying details - received 21.08.17 and 05.09.17

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details 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.

- 4 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the annexe hereby permitted the disabled shower room window in the south eastern elevation shall be fitted with textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 A minimum of two off street car parking spaces shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 6 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 unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all surface water drainage to serve the proposed development has been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.