
Site Address:	9 Chilcombe Close, Havant, PO9 2BP		
Proposal:	Proposed annexe.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00915	Expiry Date:	25/01/2024
Applicant:	Mr Robbins		
Agent:	Mr Dowling	Case Officer:	Robert Riley
	Mulberry Architecture Ltd		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, is a two-storey terraced dwellinghouse, located in Havant. It has a paved front driveway fronting onto Chilcombe Close and a paved rear garden to the back with kennels to the rear of the garden. To the rear of the garden are fields belonging to The Federation Of Trosnant Schools. The application site features orange brickwork to form the external walls, and a brown concrete pitched roof in a gable design.

The location of the site is in an area that could be considered both urban and residential in nature, with the character of the road featuring terraced two-storey dwellinghouses in brickwork and blockwork designs in evidence.

2 Planning History

No relevant history

3 Proposal

There is one proposed element to the application site:

- A proposed detached annex to replace the existing kennels with a width of approximately 5.7 metres a depth of approximately 7.6 metres, and a height of approximately 2.3 metres to the eaves, and a height of approximately 2.5 metres to the top of the flat roof.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Kristine Tindall - Battins

No comment received

Councillor T Moutray

No comment received

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: 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) Use of the annex
- (V) CIL
- (vi) Parking spaces

- (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

Kennels (outbuilding) replacement with an annex

- 7.3 The existing Kennels (outbuilding) to the rear of the dwellinghouse would be replaced with a detached annex, it would not be readily viewable in the street scene and is single storey and has a flat roof.
- 7.4 The scale would be increased due to the works, on the site visit, it was noted that the annex would have a significant presence in regards to the main dwelling. It was noted that due to the proposed flat roof and single storey design and reduction in height (in comparison to the existing outbuilding), it would be considered subservient to the main building despite its significant footprint and would not lead to an overdeveloped curtilage and feel too dominant on its locality.

External Materials

- 7.5 The proposal also involves a change to the external materials from the existing metal cladding to black painted cement cladding, this is not readily visible on the streetscene and is considered acceptable in appearance.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and the area 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 To the western side and eastern side of the application site are Nos 11 and 7 Chilcombe Close. Due to proximity, the main impact to assess would be in regard to these properties. Due to the nature of the works, with no windows or doors on the western and eastern elevation and the sites boundary screening, it is not considered that overlooking issues would arise from these works. Due to the modest height of the annex, it is not considered that overshadowing would be unacceptably increased upon Nos 7 and 11.
- 7.7 To the rear of the application site, are fields belonging to The Federation Of Trosnant Schools, however to the immediate rear of the application site, are foliage and hedging that provides screening to the application site. It is considered that the works would not impact The Federation Of Trosnant Schools.
- 7.8 No. 11 Chilcombe Close lies to the western side of the application property. The proposed detached annex would be set approximately 0.1m from the common boundary with No.11 and would decrease the maximum roof height from approximately 3.2 metres to 2.5 metres. The proposed roof height of the annex will decrease the visual scale, which is considered enough to offset the increased bulk regarding the increase of the outbuilding to 43.3 square metres. Therefore it is not considered on balance that the scale of the annex will appear overbearing due to the approximately 1.8 metre boundary fence providing screening.
- 7.9 No. 7 Chilcombe Close lies to the eastern side of the application property. The proposed annex would be set between approximately 0.5 metres to 0.1 metres from the common boundary With No.9. Notwithstanding the increased footprint compared to the existing outbuilding, the proposed roof height would be reduced and thus decrease the visual scale of the of the annex when viewed from No.7 and would be partially screened by the boundary fence measuring approximately 1.8m in height. . Therefore it is considered on balance that the scale of the annex would not appear

overbearing on No.7.

- 7.10 Consequently, it is considered that the proposal would not appear overbearing and would have an acceptable impact on the properties immediately adjacent to the application site or rear to the application site, thereby 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) Use of annex in relation to the main dwellinghouse

- 7.11 The use of the proposed annex would be to provide accommodation for family use for the occupants of the main dwelling. The planning agent confirmed the family link between the occupants of the main house and the proposed annex being proposed to be used by the client's niece and young baby, which would allow support to be provided whilst maintaining a degree of independence for the occupants of the annex. On this basis the proposal would be considered ancillary to the main use of the site.
- 7.12 With regards to the proposed room uses of the annex. The annex was measured to be approximately 43.3 square metres. Within the 43.3sqm space of the annex, there would be a living room, two bedrooms, a bathroom and a small kitchenette. The annex would therefore still rely on the host building to some extent as there would be no laundry facilities within the annex, and bills and utilities would be paid for within the main dwelling therefore making room use ancillary to the main house..
- 7.13 Furthermore, the annex is accessed via, and located within the shared garden of the main dwellinghouse and thus is deemed to have a physical close functional link to the house. A condition regarding the use of the annexe to remain ancillary to the main dwellinghouse has been recommended if permission is forthcoming.

(v) CIL

- 7.14 The works are CIL liable but the applicant has submitted an application for self build annex relief. The works would have CIL liability of £2789.46 The Draft Liability Notice has been sent to the agent.

(vi) Parking spaces

- 7.15 The proposal would increase the number of bedrooms of the application site from 3 to 5, therefore 3 car parking spaces are required to be provided on site according to Havant Borough Parking Standards SPD. On the site visit it was noted that there was not sufficient space on site to provide 3 car parking spaces with it being noted that 2 cars could fit on the application sites driveway. A parking survey was undertaken by the agent, showing a weeks survey reflecting a variety of times, this established a reflection of the parking arrangements in the street and Holybourne Road and showed that parking can be provided on street to not harm the parking situation of the locality in order to make up for the shortfall in parking at the application site, therefore complying with Policy DM13 of the Havant Borough Local Plan Core Strategy 2011.
- 7.16 Consequently, it is considered that the proposal would not appear overbearing and would have an acceptable impact on the properties immediately adjacent to the application site and to the rear of the application site thereby 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.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
-

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00915

(A)

(B) for the following reasons/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:

BLOCK PLAN
EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
LOCATION PLAN
PARKING SURVEY

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 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 / has 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.

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the GDPO as

amended shall be erected within the curtilage of the site between the host dwelling and the detached annex.

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