
Site Address:	Lesperance, Victoria Road, Hayling Island, PO11 0LU		
Proposal:	Creation of an annex within an existing detached garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00662	Expiry Date:	28/11/2023
Applicant:	Mrs Edmonds		
Agent:	Mr Gladman	Case Officer:	Joseph Toole
	A. J. Gladman		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

L'esperance, Victoria Road, Hayling Island, is a detached bungalow located to the north side of Victoria Road. The bungalow comprises of cream render and concrete roof tiles. Vehicular access is from Victoria Road with parking to the side. To the rear of the property there are two outbuildings of differing sizes.

The property is located within a residential area with a mixture of designs.

The application site is located within Flood Zone 2 and the future flood zone.

2 Planning History

96/62105/000 - Demolition of existing single garage and store and construction of detached double garage and workshop to north of dwelling
, PERM,08/11/1996

3 Proposal

The proposal is for the creation of an annex within an existing detached garage. It would have a living room/kitchen and a bedroom and bathroom with some minor fenestration alterations.

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

CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Former Councillor Brenda Linger - Hayling West

No Comment.

Former Councillor Julie Richardson

No Comment.

Councillor Paul Gray

No Comment.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This application should be for retrospective planning as the building has been built. Two Women live in it.	The garage has been converted into an office/garden room - which accords with the limitation on use of the garage for purposes incidental to the enjoyment of the dwellinghouse - but has not yet been changed into a bedroom at the time of drafting this report.

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) Use of annexe in relation to the main dwellinghouse
- (iv) Effect on neighbouring properties
- (v) Flood risk
- (vi) CIL
- (vii) Parking matters

(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 proposal for the conversion of the garage into ancillary accommodation requires formal planning permission because it is contrary to condition 2 of planning permission 96/62105 which restricted its use to be incidental to the main dwellinghouse.

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

- 7.4 The proposed creation of an annexe within the existing detached garage would not result in significant alterations to its design and impact on the character of the area, with only minor fenestration alterations proposed. Such alterations to an existing outbuilding would not normally require permission in their own right, however in this case they are associated with a proposed usage of the outbuilding for purposes ancillary to the main dwellinghouse which do require permission.
- 7.5 The design and appearance of the proposal is therefore 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) Use of annexe in relation to the main dwellinghouse

- 7.6 The use of the proposed annexe would be to provide overnight accommodation to family and friends when they visit. The agent has confirmed that the owner is elderly and their family do not live in a commutable distance, therefore the annexe would allow for overnight stay when needed. It is considered to have a functional link to the main dwellinghouse as it would need to be accessed for cooking and utilities purposes. Furthermore, the annexe is located within the shared garden of the main dwellinghouse and thus is deemed to have a physical link to the house. It is worth noting the change of a garage into ancillary accommodation could normally be carried out under permitted development rights if there was not a planning condition restricting this change of use. Based on the information provided the proposed annexe is considered to have a suitable functional link to the main dwellinghouse and is therefore deemed acceptable. If permission is forthcoming a condition restricting the use of the proposed annexe to be ancillary to the main dwellinghouse and not be used as separate accommodation would be recommended.

(iv) Effect on neighbouring properties

- 7.7 The proposed annexe would result in some minor fenestration alterations. As the outbuilding has already been constructed and lies within extensive grounds its use as an ancillary annexe is not considered to have an adverse impact on any of the surrounding neighbouring properties.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

(v) Flood risk

7.9 The application site is located within Flood Zone 2 however it is worth noting the outbuilding itself is located outside the current Flood Zone. However, the outbuilding is within a Future Flood Zone and would provide primary accommodation; as such a Flood Risk Assessment was required. A Flood Risk Assessment has been provided confirming the design raises the floor level by 100mm, which has already been carried out at the time of drafting this report. It is worth noting all internal and external works have been completed. Furthermore, due to its location there is considered to be suitable warning of a flood with acceptable escape routes from the site. These details are considered to be on balance acceptable. It is also worth noting the proposal would not result in an increase in the existing footprint of the building. As the proposal is for the creation of an annexe a sequential test is not required. The proposal would therefore comply with Policy CS15 of the Havant Borough Core Strategy (2011). A condition for the works to be in accordance with the Flood Risk Assessment has been recommended.

(vi) CIL

7.10 The applicant has submitted an application for self build annex relief.

(vii) Parking matters

7.11 The proposed works would result in the loss of one car parking space in the form of the garage. There is sufficient car parking on site to meet the Havant Borough Parking Standards SPD and in this respect the proposal is therefore deemed acceptable.

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/23/00662 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:

Site Location Plan
Proposed Floor Plan

Proposed Elevations
Section A-A
Proposed Block Plan
Flood Risk Assessment

Reason: To ensure provision of a satisfactory development.

- 3 The use of the accommodation hereby permitted shall be for purposes ancillary to the enjoyment of the dwellinghouse as such only, and shall not be used for any business, commercial or industrial purposes whatsoever and not be used as separate residential accommodation.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby approved shall be carried out in accordance with the submitted Flood Risk Assessment unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that flood risk has been appropriately addressed having due regard to policies CS15 and CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.