

Re: 9 Chilcombe Close

Jack Dowling <jack.dowling@mulberrybg.co.uk>

Wed 3/6/2024 4:42 PM

To: Riley, Robert <Robert.Riley@havant.gov.uk>

CAUTION: This email came from outside of the council - only open links and attachments that you're expecting.

Hi Rob,

All bills etc will be via the host dwelling as will the utilities, the annex will have a kitchenette so the niece can prepare meals but laundry etc. will take place in the host dwelling

Many Thanks

Jack Dowling

Mulberry Architecture Ltd

M: 07730 136338

O: 01243 824814

E: jack.dowling@mulberrybg.co.uk

W: www.mulberryarchitectureltd.co.uk/

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From: Riley, Robert <Robert.Riley@havant.gov.uk>

Sent: Wednesday, March 6, 2024 4:40:04 PM

To: Jack Dowling <jack.dowling@mulberrybg.co.uk>

Subject: Re: 9 Chilcombe Close

Hi Jack

Please respond to the red text in this email

With any planning application for an annex it is important to submit a statement setting out how the annexe would be used, both in terms of occupiers and its services – e.g. would all utilities and bills be via the main house, where would laundry take place, and meals prepared? We need to be reassured that the occupation of the annex would be on a genuinely ancillary basis.

Best regards Rob

Robert Riley
Planning Officer
Planning Services
Havant Borough Council
Public Service Plaza
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Havant
PO9 2AX
Direct Line: 07436 413995
Robert.Riley@Havant.gov.uk
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My general working pattern
Working from home: Monday, Friday
In the office: Tuesday, Wednesday, Thursday,

Notice of leave:

24th of December to 1st of January
19th January
26th January
14th March-19th March

From: Jack Dowling <jack.dowling@mulberrybg.co.uk>
Sent: Wednesday, March 6, 2024 4:26 PM
To: Riley, Robert <Robert.Riley@havant.gov.uk>
Subject: Re: 9 Chilcombe Close

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Hi Rob,

The annex will have its own kitchenette and bathroom but will of course share the host dwellings garden and access to the annex will be through the host dwelling, I am happy for you to include a condition to state it is for family use. As previously stated it's for the use of his niece and her child which will mean they will not need to be supplied a property through social housing

Many Thanks

Jack Dowling

Mulberry Architecture Ltd

M: 07730 136338

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From: Riley, Robert <Robert.Riley@havant.gov.uk>

Sent: Wednesday, March 6, 2024 4:18:51 PM

To: Jack Dowling <jack.dowling@mulberrybg.co.uk>

Subject: 9 Chilcombe Close

Hi Jack

This was in the emerging local plan it states

H6 | Residential annexes Why this policy is needed 6.53 Residential annexes are a common form of development that is generally, though not exclusively, proposed to allow relatives to live with their family with a degree of independence. The Council recognises that annexes can play a role in reducing the pressure on the social care sector, and the high need for housing for older people. This policy sets out the circumstances in which the Council will consider residential annexes to be appropriate. H6 | Residential annexes Planning permission for annexes relating to existing residential properties will be granted where: a. The annexe has a functional connection with the host dwelling; b. The annexe is, and will remain, ancillary to the host dwelling; c. Sufficient private amenity space remains to serve both the host dwelling and the annexe following the development; d. There is no boundary demarcation or sub-division of curtilage areas between the host dwelling and annex. How this policy works 6.54 To retain a functional connection with the dwelling, the occupants of the host dwelling and the annexe must still be a single-family unit and share communal facilities (such as the kitchen). If there are individual circumstances of the person(s) for whom the annex is proposed, this will also be a material consideration. 6.55 To ensure the accommodation remains ancillary to the host dwelling, the Council will apply appropriate conditions to prevent the creation of a separate dwelling or its use for other purposes. In some instances, a legal undertaking to secure this may be more appropriate. The annexe must be subservient in scale to the host dwelling. 6.56 Planning applications for annexes will be considered in line with the policy, as well as design and other policy requirements (E1, E3 and IN3). It is expected that the accommodation will provide a good standard of living for occupants of both the annexe and the existing dwelling. Annexes should share a common access with the main dwelling and not create any demarcation or subdivision of private amenity space to demonstrate that it is ancillary to the existing dwelling. 6.57 It is acknowledged that

provision of an annexe will inevitably lead to an intensification of the main dwelling. The design and layout of the annexe will therefore need to consider the amenity of neighbouring occupiers. Sufficient car and cycle parking for the annexe and the existing dwelling should also be provided.

Does this make sense im basically enquiring about what shared communal facilities there are with the main dwelling.

Best regards Rob

Robert Riley
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Direct Line: 07436 413995

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