
Site Address:	16 Sandy Brow, Waterloooville, PO7 5JP		
Proposal:	Construction of annex following demolition of existing garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00991	Expiry Date:	07/02/2024
Applicant:	Ms Green		
Agent:	Loretta Taylor	Case Officer:	Robert Riley
	Thorns - Young Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey semi detached dwellinghouse located in Widley, Waterloooville. The application site contains a paved driveway to the front of the dwellinghouse and a garden to the rear of the dwellinghouse. The application site contains a blue blockwork design to form its external walls, with brown concrete tiles in a pitched gable roof design.

The application site is in an area that could be considered both urban and residential, with the character of the road featuring semi detached and terraced housing in pebbledash and brickwork designs.

2 Planning History

There is no relevant planning history to the application site.

3 Proposal

There is one element being proposed to the application site:

- Construction of annex featuring a living room, wet room, kitchen and bedroom following demolition of existing garage.

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

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |

Havant Borough Local Plan (Allocations) July 2014

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| 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

Councillor Husky Patel

No comment received

Councillor Ms C Diamond - Purbrook Ward

No comment received

Councillor Ryan Brent

No comment received

Developer Services, Southern Water

Thank you for your letter dated 13 December 2023.

Please find the attached extract from Southern Water records showing the approximate position of a public foul sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

- The 100 mm diameter gravity sewer requires a clearance of 3 metres on either side of the gravity sewer to protect it from construction works and to allow for future maintenance access.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works. Please refer to: southernwater.co.uk/media/3011/stand-off-distances.pdf

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

Department of Planning and Development

Havant Borough Council

Public Service Plaza

Civic Centre Road

Havant

Hampshire

PO9 2AX

Southern Water requires a formal application for a connection to the public sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h
For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Yours faithfully,

Future Growth Planning Team

Developer Services

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: 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 annexe in relation to the main dwellinghouse
- (v) CIL

(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

Materials

- 7.3 The property's materials would include pale grey cladding to form the external walls, this is acceptable. The roof would be installed with the same materials as the existing outbuilding, this is acceptable. The existing outbuilding is visible on the streetscene and the proposed works would be visible on the streetscene.

Dimensions

- 7.4 The existing outbuilding, has a depth of approximately 6.6 metres a width of approximately 3.1 metres and a maximum height of approximately 2.4 metres. The proposed annex, would have a depth of approximately 11.5 metres, a width of approximately 4 metres and a maximum height of approximately 2.6 metres.

Windows

- 7.5 On the Eastern elevation, there would be a window, this would overlook the garden and No.24 Sandy Brow. As there is an existing window of a similar scale on the existing outbuilding, this is considered acceptable. On the western elevation there would be a window installed, this would be in replacement of the garage door. As this window would face No.16 Sandy Brow it is considered to have an acceptable impact. On the southern elevation, there would be a door and a window, this would face the common boundary fence of No.14 and would increase overlooking of No.14's back garden. This however would receive screening from the common boundary fence of No.14 and is therefore considered acceptable. On the Northern elevation, there would be a new window installed to serve the wetroom, this was confirmed by the agent to be obscure glass and furthermore faces the outbuilding of No.18 and is therefore considered acceptable.

Character

- 7.6 The proposed annex would not be out of character in regards to outbuildings on the road with Nos 2,6 and 18 Sandy Brow featuring outbuildings. In particular, the outbuilding (rabbit breeding hutch) for No.18 is of a significant scale and is larger than the proposed annex that would be built at No.16 Sandy Brow.
- 7.7 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

- 7.8 To the northern and southern sides of the application site are properties at Nos 18 and 14 Sandy Brow. Due to proximity, the main impact to assess would be in regard to these two properties.

No.18 Sandy Brow

- 7.9 To the Northern side of the application is No.18 Sandy Brow. The existing outbuilding (garage) at No.16 is shielded by No.18's Outbuilding (rabbit breeding hutch), and in regards to the proposed works would remain shielded. The proposed height increase is of a small scale of approximately 0.2 metres and is considered to be an acceptable impact upon No.18 due to the shielding. In regards to separation distance, the existing outbuilding is approximately 0.1 metres away from the common boundary of No.18, this would increase to approximately 0.6 metres, the separation distance would remain acceptable. The increase in depth from approximately 0.1 metres to approximately 0.6 metres would decrease the scale of the outbuilding upon No.18, and in addition to the shielding and similar proposed height it is considered that the proposal would have an acceptable impact in regards to its scale upon No.18 Sandy Brow.
- 7.10 With regards to windows, the proposed window on the northern elevation would be obscure glass and face No.18's outbuilding and therefore would not increase overlooking and be considered acceptable.

No.14 Sandy Brow

- 7.11 To the southern side of the application site is No.14 Sandy Brow. The existing outbuilding (garage) is visible, from No.14 and in regards to the proposed works would remain visible. The proposed height increase is of a small scale of approximately 0.2 metres and is considered to be an acceptable impact upon No.14. In regards to separation distance, the existing outbuilding is approximately 3.5 metres away from the common boundary of No.14, this would reduce to approximately 2 metres however with regards to the decrease in separation distance, the limited increase in height would make this an acceptable decrease in separation distance. The increase in depth from approximately 6.5 metres to approximately 11.5 metres would increase the scale of the outbuilding upon No.14, however with regards to the separation distance and similar proposed height it is considered that the proposal would have an acceptable impact in regards to its scale upon No.14 Sandy Brow.
- 7.12 With regards to windows, the window and door to be installed on the southern elevation serving would replace an existing door and window and additionally would receive screening from a 1.8 metre boundary fence and therefore would have an acceptable impact upon No.14.
- 7.13 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Use of the annex in relation to the main dwellinghouse

- 7.14 The use of the proposed annex would be to provide overnight accommodation for an elderly relative to be able to live in, cook and enjoy amenity space. The agent confirmed the extended annex would be used for support that would be provided, in order to put the family in closer proximity to each other and that future plans, is for the relative to move into the annex. This would provide a sufficient functional link to the main dwellinghouse. Furthermore, the annexe is located within the shared garden of the main dwellinghouse thus deemed to have a physical link to the house.
- 7.15 The proposed annex would be approximately 47.6 square metres, this would feature a kitchen, wet room, living room and bedroom, this is considered to be subservient to the main dwellinghouse which is a preference of the Havant Borough Design Guide SPD and is therefore considered acceptable.
- 7.16 Based on the information provided the proposed annex is considered to have a suitable integral link to the main dwellinghouse therefore deemed acceptable.
- 7.17 If permission is forthcoming a condition restricting the use of the proposed annex to be ancillary to the main dwellinghouse and not be used as separate accommodation would be recommended to be added in order to prevent the outbuilding being used as a separate dwelling to the host dwelling.

(v) CIL

- 7.18 The application site is liable for CIL payments, but the applicant has submitted an application for self build annex relief.

(vi) Parking

- 7.19 The proposed increase in occupancy from the works from 2 to 3 bedrooms would not require an additional parking space in accordance with the Havant Parking SPD.

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/23/00991 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:

DRAWING NUMBER: 7223:23 :EXISTING AND PROPOSED FLOOR PLANS
AND ELEVATIONS
BLOCK PLAN
LOCATION PLAN

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 and has insufficient amenity space and 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 2015, prior to first occupation of the annex hereby permitted the window in the north elevation annotated 'obscure glass' on the plans hereby approved 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.