

DELEGATED OFFICER REPORT

Site Address: 25 Wittering Road, Hayling Island, PO11 9SP
Proposal: Garage conversion to annexe, installation of render to frontage, and changes to fenestration.
Application Type: Full Planning Permission
Application No: APP/24/00762 Expiry Date: 02/12/2024
Applicant: Mr Cruickshank
Agent: Mr Reading Case Officer: Jennie Fox
JB Architecture Design
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 **Site Description**

- 1.1 25 Wittering Road, Hayling Island, PO11 9SP is a detached two-storey dwelling to the south side of Wittering Road and is set at an angle such that the access and frontage are to the north-east. The property is finished in brick with a flat roof and white uPVC fenestration and includes an integrated garage at ground floor.
- 1.2 The area immediately surrounding the application site is residential and is comprised of detached custom-built properties that vary widely in style and appearance. Many are flat roofed and materials include brick, render, timber and composite cladding, stonework, and hung tiles.
- 1.3 The application site is within Flood Zones 2 and 3.

2 **Planning History**

APP/24/00764 - Extension of dropped kerb., DEL,

3 **Proposal**

Garage conversion to annexe, installation of render to frontage, and changes to fenestration.

A revised plan was submitted after discussions with the agent to show an internal connection between the proposed annexe and host dwelling.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL liable in respect of the self contained annex:

<http://www.havant.gov.uk/community-infrastructure-levy-charging-schedule>.

An application for self build annex relief has been submitted.

Councillor Mark Coates

None received.

Councillor Netty Shepherd

None received.

Councillor Peter Oliver

None 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received.	

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
- (v) Developer contributions
- (vi) Flood Risk
- (vii) Parking and highways
- (viii) Biodiversity Net Gain (BNG)

(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

- 7.3 The proposals are to partially convert an existing garage to living accommodation, comprising an annexe with a floor area of approximately 15m² with bathroom and kitchenette, whilst retaining the front of the garage including the garage door as a store. The proposals also include rendering the frontage of the dwelling and minor changes to fenestration. The proposed change of materials at the front is considered to be in keeping with the area and the proposed alterations to the fenestration would not adversely affect the street scene. Solar panels are included on the submitted drawings however the agent has confirmed that these would fall under the parameters of Permitted Development and they are therefore not considered here.

- 7.4 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

- 7.5 The proposal relates only to internal works and alterations to the façade. Therefore there is no mass and bulk to be considered and no potential for overbearing, loss of light, outlook, or privacy. The changes to fenestration involve making two existing front windows smaller and changing the swing on an existing side door. As such the impact on the surrounding properties would be extremely limited and is deemed to be acceptable.

- 7.6 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 annexe

- 7.7 The existing garage is integrated with the host dwelling, therefore the proposed annexe would be attached to the host dwelling. However, it would have its own entrance that could be accessed independently and could potentially be utilised as a self-contained unit. It is important that the ancillary relationship between the annexe and existing dwelling be maintained, as independent occupation would suffer from lack

of facilities and amenity space and would result in an intensive use of the site, out of keeping with the character of the area and in contravention to the NPPF, policy CS11, and Allocations Plan policy DM24. An amended plan has been provided demonstrating that there will be an internal link between the proposed annexe and host dwelling to provide easy access between the two. The agent has confirmed that the annexe will be used by family members and its use will be conditioned to ensure ancillary occupation only.

(v) Developer contributions

7.8 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £100 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Hayling Island.

7.9 The scheme would be Community Infrastructure Levy (CIL) liable due to the proposed use and the appropriate forms have been submitted. The gross new internal floor space for the building has been calculated by the agent as 15 sqm which generates a total CIL liability of approximately £1,500 plus indexing. It is noted that self build residential annexe exemption has been claimed in relation to the development.

(iv) Flood Risk

7.10 The proposal is within Flood Zones 2 and 3. The applicant has submitted the required Flood Risk Assessment and has indicated that floor levels within the proposed development will be set no lower than existing levels and flood mitigation and resilience techniques will be incorporated into the build where appropriate. This is satisfactory in meeting the requirements of Policy CS15.

(v) Parking and highways

7.11 The proposal would convert an existing garage to an additional bedroom, increasing the total number of bedrooms within the host dwelling from five to six and removing one parking space. Three parking spaces have been shown to the front of the site within the retained driveway. The size and amount of spaces shown meets the requirements specified in the Havant Borough Council Parking SPD (2016).

(vi) Biodiversity Net Gain (BNG)

7.12 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

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/24/00762

(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:

SITE AND LOCATION PLANS PL.800.24 01 A

EXISTING PLANS PL.800.24 02

EXISTING ELEVATIONS PL.800.24 03

PROPOSED PLANS PL.800.24 04 C

PROPOSED ELEVATIONS PL.800.24 05 C

Flood Risk Assessment by JB Architecture

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 has insufficient amenity space or facilities 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.