
Site Address: 1 Northlands Park, Emsworth, PO10 7EY
Proposal: Replacement of an existing outbuilding for 1bed annexe accommodation.
Application Type: Full Planning Permission
Application No: APP/22/00419 Expiry Date: 14/09/2022
Applicant: Mr Long
Agent: Mr P O' Sullivan Case Officer: Joseph Toole
 PSK Cheltenham Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Northlands Park, Emsworth, is a detached two storey property located to the north of Northlands Park within a private estate. The property has a large curtilage with a single vehicular access from Northlands Park.

The property is located within a modern estate with surrounding properties of similar style and design.

There are a number of mature trees on site with one being TPO'd.

2 Planning History

APP/22/00248 - Reduce crown 1 No Yew (T13) by 3.5m northern sector, 1.5m on east and west sectors to leave the tree 8m in height and 7m in width. Tree subject to TPO 1838., PERM, 17/06/2022

3 Proposal

The proposal would involve replacing the existing outbuilding with a 1bed annex. It would have a width of approximately 11.5 metres, a depth of approximately 4.5 metres with a flat roof having a height of approximately 2.5 metres. The proposed annex would provide a living room, small kitchen space, a bedroom and bathroom.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

There are multiple statutorily protected trees onsite and on adjacent land that require consideration. Construction methods and protection measures have been specified to minimise the impact of this development on these trees.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded condition is imposed requiring strict adherence to the submitted arboricultural method statement.

Community Infrastructure

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

Councillor Julie Thain-Smith

No Comment.

Councillor Lulu Bowerman

No Comment.

Councillor R Kennett

No Comment.

Southern Gas Network

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The site proposed development is overshadowed by a row of trees. Insufficient natural light for the new building	Due to the amount of fenestration along the south side of the annex it is considered to provide sufficient natural light.

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 the Annex
- (iv) Effect on neighbouring properties
- (v) Trees
- (vi) Parking
- (vii) 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

7.3 The proposed annex would have larch cladding with a natural finish and a black EDPM rubber roof covering. This would be of modern contemporary design, deemed acceptable within the context of the residential area.

7.4 The proposed annex would be readily visible from the street scene replacing the existing outbuilding. Although the proposed annex would be larger than the existing outbuilding it is considered to be of an acceptable size in terms of the retained amenity space and would appear subservient to the host dwelling. Furthermore, due to its position within the curtilage of the property, set back from the highway it is not considered to appear out of keeping with the character of the area.

7.5 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan. It is considered that the scheme would conserve the visual amenity of the locality.

(iii) Use of the Annex

7.6 The proposed use of the annex would be used by a elderly mother of one of the applicant's so care and support can be provided. This is considered to provide suitable ancillary accommodation. A condition regarding the use of the annexe to remain ancillary to the main dwellinghouse has been recommended.

- 7.7 Due to the proposed annex's position and having a shared access and its proposed use, it is considered to have a functional link to the host dwellinghouse. Furthermore, there is considered to be sufficient private amenity space to serve both the host dwelling and the annex. Due to the potential of sub-dividing the annex from the host dwellinghouse a condition has been recommended preventing this from happening.

(iv) Effect on neighbouring properties

- 7.8 Due to the design and size of the proposed annex it is not considered to have an adverse impact on No.14 New Brighton Road.

- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) and D1, D2 and D3 of the Emsworth Neighbourhood Plan.

(v) Trees

- 7.10 Due to the number of protected trees on site and on adjacent land the Council's Arboriculturalist was consulted on the application. No objection was raised subject to a condition requiring strict adherence to the submitted arboricultural method statement. A condition to this effect has been added to the decision.

(vi) Parking

- 7.11 Due to the addition of a new bedroom being provided within the annex, 3 car parking spaces are required to be provided on site to accord with the Havant Borough Parking Standards SPD. From the Parking Plan provided it shows there is sufficient space on site to accommodate this.

(vii) CIL

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

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area, neighbours and trees is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00419

- 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:

Proposed Floor Plans and Elevations - A874P-453-01
Location and Site Plan with Parking - A874P-453-02B
Tree Constraints Plan Drawing BJH 01/02
Tree Protection Plan Drawing BJH 03/04
Arboricultural Method Statement - Bernie Harverson July 2022
Email from Agent dated 02/09/2022 regarding use of annex
Email from Applicant dated 01/09/2022 regarding use of annex

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 unless otherwise agreed in writing by the Local Planning Authority.

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 ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate, independent unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 At no time shall there be any boundary demarcation or sub-division of the curtilage between the host dwelling and the hereby approved annex.

Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 6 The proposed development approved shall be carried out in accordance with the Arboricultural Method Statement by Bernie Harverson Arboricultural consultant dated July 2022 and Tree Protection Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure trees on site and adjacent are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.