
Site Address: 7 St Marys Road, Hayling Island, PO11 9BY
Proposal: Convert existing garage into incidental annex accommodation including front extension with a replacement pitched roof.
Application Type: Full Planning Permission
Application No: APP/22/00861 Expiry Date: 31/10/2022
Applicant: Mrs Mayrs
Agent: Ms S Roberts Case Officer: Selina Donophy
Critchley Architecture And Design (CAAD) Ltd
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a substantial semi detached dwelling located on the north side of St Mary's Road. The dwelling itself is white rendered beneath a hipped roof and has a detached garage located to the side of the property. To the side is parking space - foliage forms the front boundary treatment.

2 Planning History

None relevant

3 Proposal

Convert existing garage into incidental annex accommodation including front extension with a replacement pitched roof.

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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM18 (Protecting New Development from Pollution)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West

No comment received

Councillor Clare Satchwell - Hayling West

No comment received

Councillor Julie Richardson

No comment 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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
The pitched roof to the rear of the garage conversion will block out the sun from our patio, man cave, dining room and kitchen. We wait all day for the sun to come round and this will mean the back of our house will be in constant shade therefore impacting our family and use of our garden and rooms at the rear of our home.	Please see 'Planning Considerations' section of the report.
I strongly object the the pitched roof on this proposed garage conversion. This will cut all afternoon/evening sun from the rear of our house meaning our kitchen, dining room and man cave will	Please see 'Planning Considerations' section of the report.

be in constant shade. It will also impact the use of our garden and specifically our patio as when the sun finally reaches it the pitched roof will block it out. We spend a lot of time in our garden after work/school and this will impact us considerably	
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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) Parking
- (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.

7.3 This proposal comprises of the conversion, alteration and extension to the existing detached garage to create an annexe .The annexe would be for the use of the owner's parent to reside on site however have their own independence from the main dwelling. The rear garden would be shared by all occupiers and access to the annexe would be via the shared driveway.

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

7.4 This proposal comprises of the conversion, alteration and extension to the existing detached garage to create an annexe .The existing garage has a flat roof which is higher at the front and slopes back towards the rear. It has dimensions of approximately 4.5 metres width, 6.5 metres depth and an average height of 2.8 metres. There is a garage door to the front elevation. The proposed annexe building would result in an enlarged depth with an additional 4 metres added to the front resulting in a 10.5 metre deep building with a width retaining 4.5 metres. The flat roof would be removed and replaced with a pitched roof which would have an eaves height of 2.5 metres to the side closest to the main dwelling. On the side bordering no 9 there would be a parapet wall to allow for drainage which would have a height of 3 metres. The ridge would come to 4 metres in height.

- 7.5 To the front elevation would be a window serving the bedroom and to the rear would be glazing to the gable with bi-fold doors leading out into the rear garden - this would serve the lounge area. Between the lounge and bedroom would a small kitchen and bathroom. There would be a rooflight above the kitchen and a door and window to the west elevation leading into the lounge/hall space. Proposed materials include elevations to match existing and roof tile to match existing.
- 7.6 The proposed garage conversion would be set back from the road and materials would match those used in the surroundings. The scale of the outbuilding would not be out of keeping with the host dwelling and could be comfortably accommodated within the plot without resulting in overdevelopment.
- 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 west of the site is the adjoining property, no 5 St Marys Road . The alterations to the garage would be located on the other side of the main house and therefore would not result in any impact on the amenity of this property.
- 7.9 To the east of the application site is no 9 St Marys Road. There is approximately 13 metres separation distance between both properties . The existing garage is located on the shared boundary and there are approximately 9 metres between the garage and the side elevation of the main dwelling of no 9. There is an existing outbuilding at no 9 constructed under permitted development which is sited between both properties the rear of which comes level with the rear elevation of the main dwelling at no 9. It is noted that concerns have been raised in regards to the addition of the pitched roof and potential overshadowing impact on the patio at no 9. It is noted the parapet wall would have an increased height of approximately 20 cms from existing however the pitched roof would slope away from no 9 with the ridge set further off the shared boundary .While it is noted the alterations with the roof build up would be evidently visible from the rear of no 9 due to the siting on the boundary , it is also noted the patio is located a considerable distance from the garage (approximately 9 metres apart) and is in shadow through most of the day due to the siting of the main property being to the south of the patio and the garden facing north. The garage would not infringe upon the 45 degree line taken from the mid point of the closest habitable room window - a measurement of over shadowing specified in the Havant Borough Design Guide . There are some double doors at the rear of the outbuilding however this is not a habitable room . Overall the build up of the room is not considered to result in unacceptable overshadowing to the patio area , noting the garage is already in existence and any increased impact would not be harmful enough to justify a refusal on this basis.
- 7.10 The outbuilding at no 9 has an obscure glazed window to the side however this does not serve a habitable room and therefore the garage extension would not result in adverse harm to the outbuilding . The proposed velux rooflight would be located at high level and would not allow any views down into private amenity spaces.
- 7.11 To the rear of the site are nos 114/116 Fathoms Reach. There would be over 16 metres of rear garden separating the properties and the proposal is not considered to result in any harm to the amenity of these properties.

7.12 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).

(iv) Parking

7.13 Whilst the internal garage space would be lost a parking plan has been provided which shows that 3 cars could be parked on site . The plan shows that 3 cars could be parked on site meeting the 2.4 x 4.8 parking standards measurements and this would therefore meeting the 3 parking spaces allocation requirements as stipulated in the Havant Parking SPD.

(v) CIL

7.14 As a detached annexe the floor space of the proposed building is CIL liable. The floor space of 35 sqm results in a CIL liability of £2223.21 however Annexe Relief has been claimed. The Draft Liability Notice will be sent to the agent shortly.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00861 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:

22072 403B	PROPOSED ELEVATIONS & FLOOR
22072_101A	AMENDED - LOCATION & BLOCK PLAN

Reason: To ensure provision of a satisfactory development.

- 3 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, or let or rented out separately.

Reason: The unit of accommodation is not in a satisfactory position and has insufficient outdoor amenity space and access to be occupied separately from the main dwelling having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The external materials used shall match, in type, colour and texture, those of the existing garage and main dwelling 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.