
Site Address: 89 St Marys Road, Hayling Island, PO11 9DD
Proposal: Proposed part conversion of garage outbuilding to form annex accommodation; comprising addition of a first floor and insertion of velux rooflights.
Application Type: Full Planning Permission
Application No: APP/22/00559 Expiry Date: 09/09/2022
Applicant: Mr & Mrs Clift
Agent: Mr G Page Case Officer: Selina Donophy
GRP Architectural Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached, two-storey property, which used to be part of a larger house along with No. 91 before it was subdivided. The house dates back to C18 and was possibly a rebuild of an earlier medieval house. The house sits on the corner of St Mary's Road and a cul-de-sac of modern housing – Rook Farm Way. The property has a detached garaged located at the rear of the garden which fronts onto Rook Farm Way. This is constructed from brick and clay tiles with wooden garage doors.

2 Planning History

APP/19/00373 - Listed Building Application for internal alterations to reconfigure internal layout., PERM,24/05/2019

APP/22/00560 - Listed Building Consent for proposed part conversion of garage outbuilding to form annex accommodation; comprising addition of a first floor and insertion of velux rooflights., DEL,

3 Proposal

Proposed part conversion of garage outbuilding to form annex accommodation; comprising addition of a first floor and insertion of velux rooflights.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure, Planning Policy & Urban Design

CIL Liab in respect of the self contained annex:

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

CIL Form 8 for self build annex relief has been submitted.

Conservation Officer

The proposal is to convert the garage into part living accommodation for sole use by the main property. This would involve the alteration of one garage door into fenestration and the insertion of roof light windows into the side facing roof slopes. The roof space would be altered with the introduction of timber rafters, upright walls and floor joists and a staircase to the new floor level.

However, the garage appears to be a modern construction built in a heritage style so the roof construction internally is not of historic significance. As such the formation of the first-floor level would not be harmful. The proposed roof lights would sit centrally within the roof slope. These should be a heritage style roof light which sits flush with the roof slope. Details of these can be provided up front or by a planning condition. This is the same for the proposed fenestration on the front elevation.

Overall it is considered that the proposal would not result in harm to the designated heritage asset and therefore no objections are raised.

Conclusion – No objection subject to further details of roof light windows and fenestration being provided and agreed either prior to determination or by a planning condition.

Case Officer comment : Fenestration details have now been supplied by the applicant and the Heritage Officer has confirmed these are acceptable.

Councillor Brenda Linger - Hayling West

No comment received

Councillor Clare Satchwell - Hayling West

No comment received

Councillor Julie Richardson

No comment received

Developer Services, Southern Water

Thank you for your letter dated 05/08/2022.

Southern Water requires a formal application for any new connection to the public foul 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

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.

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

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: 7

Number of site notices: 1

Statutory advertisement: 12/08/2022

Number of representations received: 0

Comment	Officer Comment
No comments 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 and the listed building
- (iii) Use of the annexe
- (iv) Effect on neighbouring properties
- (v) Parking
- (vi) 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 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess. The site is an important grade II listed designated heritage asset. The NPPF requires the consideration of any harm to a heritage asset to be weighed against the public benefits of the proposal.

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

7.4 This proposal comprises the first floor addition and conversion of the existing garage to create a guest bedroom and bathroom at first floor level with the addition of rooflights. The proposal has been amended following its initial submission with the vleux rooflights reduced in number and moved up the roof to reduce any overlooking impact on neighbouring properties- the kitchen arae has also been removed. The proposal now includes two rooflights to the north west elevation and two to the south east elevation . The roolights would all serve the bedroom and there would be an ensuite to the side of this. The first floor would be accessed via a door to the front elevation with a stairway leading upwards.

7.4 The proposed alterations to the garage are considered to be acceptable. The existing appearance of the garage would not remain significantly altered from existing. Havant's Heritage Officer has reviewed the submitted fenestration details and confirmed these are acceptable. Overall the impact is considered to be acceptable both on the character of the area and the historic context of the listed building.

- 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). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Use of the annexe

- 7.6 The proposed use of the annexe would be for the use of visiting relatives and or in use as a study by the applicants . An ancillary condition would be added to any consent linking the garage to the main dwelling- as the kitchen has also now been removed this now provides a stronger linkage to the main house .

(iv) Effect on neighbouring properties

- 7.7 To the north west of the garage is no 2b Rook Farm Way .The rooflight windows would be set forward of the rear garden at no 2b and would be located at high level in the roof so are not considered to result in overlooking to this property.
- 7.8 To the south east of the garage is the property adjoining no 89, no 91 St Mary's Road. The two rooflights on this side of the roof would be set away from the boundary with no 91 and and it is noted there is mature foliage on the boundary which would offer some screening back in this direction. The impact of these windows in terms of overlooking is therefore judged to be acceptable noting the space is not likely to be in constant use.
- 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). It is noted no letters of objection were received with respect to the scheme.

(v) Parking

- 7.10 The garage would retain one parking space internally and there is space for three parking spaces to the front of the garage/annexe building. This would meet the parking standards as specified in the Havant Parking SPD.

(vi) CIL

- 7.11 This is CIL liable as it is separate from the main dwelling. The applicant has submitted CIL Form 8 for self build exemption.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00559 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:

PL300A	PROPOSED FLOOR PLANS
PL301B	PROPOSED ELEVATIONS & SECTION
PL303	CONSERVATION ROOF LIGHT DETAIL
PL304	ENTRANCE DOOR AND SIDE LIGHT DETAIL
PL302	LOCATION AND BLOCK PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The garage as altered 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 relationship of the extension with main dwelling is not suitable to be occupied independently, and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.