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Site Address: 17A Rogers Mead, Hayling Island, PO11 0PN  
Proposal: Conversion of existing garage to provide storage and domestic annex and external alterations including replacement means of escape windows in the eastern elevation.  
Application Type: Full Planning Permission  
Application No: APP/22/00236                      Expiry Date: 15/06/2022  
Applicant: Ms Jacques  
Agent: Mrs Hebden                      Case Officer: Graham Speller  
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The site is accessed via a driveway leading to Rogers Mead and is occupied by a two storey detached dwellinghouse and detached double garage with storage above, which has a substantial steeply pitched roof.
- 1.2 The surrounding area is residential in character with properties of varying styles and design.

## **2 Planning History**

88/51318/1 - Detached chalet bungalow and detached double garage with access from Rogers Mead., PERM, 13/12/1988  
90/51318/003 - Detached chalet bungalow and detached double garage.  
(Amendments to 88/51318/1)., PERM,22/02/1990

## **3 Proposal**

- 3.1 Conversion of existing garage to provide storage and domestic annexe and external alterations including replacement means of escape windows in the eastern elevation.
- 3.2 The applicant's agent has confirmed that the annex is to be used solely for family use.
- 3.3 The applicant's agent has also confirmed that any work will be checked under Building Control compliance and comply with the acoustic regulation's requirements.
- 3.4 The description of the application was amended during its consideration to more accurately reflect the proposals and the two existing roof lights in the eastern elevation have been increased in size to be means of escape windows. Reconsultation was carried out.

#### **4 Policy Considerations**

National Planning Policy Framework 2021  
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)

Havant Borough Local Plan (Allocations) July 2014  
AL1 (Presumption in Favour of Sustainable Development)  
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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>.

CIL Form 8 is required to be submitted prior to commencement of works if the applicant wishes to apply for self build annex relief.

##### **Councillor Brenda Linger - Hayling West**

No comments received.

##### **Councillor Clare Satchwell - Hayling West**

No comments received.

##### **Councillor I Scott Hayling West**

No comments 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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of comment raising the following points:

- Assume that original planning restrictions still stand
- Think that there was some talk of the garage being too close to the boundary for accommodation purposes
- Should permission be granted would garage be sound proofed as noises could be a concern

## **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

(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 As noted above, the garage building, the subject of this application, has a steeply pitched substantial roof. It was originally granted planning permission in 1988 along with a detached chalet bungalow. Condition 9 stated:

*'The garage hereby permitted shall only be used for garaging and storage purposes in conjunction with the use of the dwelling as a domestic residence and shall not be used for any business or commercial purposes whatsoever or as residential accommodation.'*

*Reason: In the interest of the amenities of adjoining residents.'*

7.4 This condition was also imposed on a subsequent application in 1990 which was for amendments to the previous permission.

7.5 Notwithstanding the restrictive condition, it is considered that the use of the garage building as an annex and store would not result in any adverse impact on the character of the area. The minor external alterations to the building and the increase in size of the two roof lights in the eastern elevation are also considered acceptable.

7.6 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

7.7 As noted above, there is a restrictive condition regarding the use of the building for garaging and storage purposes only. The reason for the condition was *'In the interests of the amenities of adjoining residents'*.

- 7.8 The representation is noted, and it is not known whether such a condition was imposed because the garage building was too close to the boundary for accommodation purposes. However, the building is set off the boundary and no alterations are proposed to the western elevation external roof. The roof space is currently served by two rooflights in the eastern roof slope facing the host dwelling. As an amendment to the scheme these have been increased in size to be means of escape windows. There is also a restrictive condition on the original permission regarding roof alterations and permitted development, which would apply equally to the garage building. The roof slope of the existing garage building is highly visible and prominent from the property immediately to the west which shares its boundary with the application site. It is therefore considered that if approval were given then a condition restricting any roof alterations, other than the proposed amendment, without prior approval be reimposed in order to prevent any unacceptable overlooking of adjacent properties, particularly the property immediately to the west.
- 7.9 The application does not propose any alterations to the existing roof of the building other than the amendment to increase the size of the two rooflights in the eastern roof slope which would serve the new habitable room. These face towards the existing dwelling house and would not result in any adverse overlooking or loss of privacy to neighbouring properties.
- 7.10 The representation also comments that should permission be granted whether the garage building would be sound proofed as noise could be a concern. In this regard, the applicant's agent has confirmed that any work would be checked under Building Control compliance and comply with the acoustic regulation's requirements.
- 7.11 The applicant's agent has also confirmed that the annex is to be used solely for family use.
- 7.12 Residential annexes are quite a common form of development and provided that such an annex is, and will remain, ancillary to the host dwelling it is not considered that there would be any significant adverse impact on the amenities of neighbouring residents as a result of the proposed annex by reason of noise or general disturbance. It is acknowledged that the provision of an annex will inevitably lead to an intensification of the main dwelling and the amenities of neighbouring occupiers needs to be considered. In this regard, the garage building is sited close to the main dwellinghouse and whilst adjacent to the boundary with neighbouring properties, there is an intervening fence. Any increase in comings and goings would not be so significant to adversely impact upon the amenities of neighbouring occupiers.
- 7.13 To ensure that the accommodation remains ancillary to the host dwelling it is considered necessary to impose a condition on any permission to prevent the creation of a separate dwelling or its use for other purposes.
- 7.14 Consequently, it is considered that the proposal will not 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

- 7.15 Whilst there would be a loss of parking provision as a result of the proposed conversion, there is ample parking provision within the site.

## 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/22/00236 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:

2008 3.000 - LOCATION PLAN

2008 3.100 REV 01 - PROPOSED FLOOR PLANS

2008 3.200 REV 01 - PROPOSED ANNEX ELEVATIONS

**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 annex hereby permitted shall only be occupied in connection with, and ancillary to, the occupation and enjoyment of the existing dwellinghouse on the site, and in particular shall not be separately let, sold or otherwise occupied as a separate independent dwelling.

**Reason:** To protect the character and amenity 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 2021.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended, or any replacement or re-enactment thereof, other than the details on the approved drawings, no enlargement, addition, or alteration to the roof of the building shall be undertaken without the prior written consent of the Local Planning Authority.

**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 2021.