
Site Address: 6 Oyster Close, Hayling Island, PO11 9FP
Proposal: Self contained timber framed free standing residential annexe to rear.
Application Type: Full Planning Permission
Application No: APP/22/00807 Expiry Date: 23/11/2022
Applicant: Mr Bunn
Agent: Mr Clift Case Officer: Tina Pickup
Cedar Lodge Garden Rooms
Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 6 Oyster Close, Hayling Island, is a relatively new detached dwelling, part of the Goldring Close, The Halyards, housing development. The 2 storey detached dwelling with detached double garage is located on the eastern side at the northern end of the cul-de-sac of Oyster Close. There is a landscaped balancing pond to the north and beyond the eastern boundary lies open fields which are designated Chichester Harbour AONB and a Secondary Support Area for overwintering birds. There is an intervening hedge and public footpath between the curtilage of the site and the field. The site falls within the defined urban area but the land to the east lies outside. The site lies outside any current day flood zone, but within the future flood zone.
- 1.2 There is also a Group TPO on 12 field maple trees set within the hedgerow boundary of the housing development - but a site visit revealed that no significant trees extend across the rear of the application site. The garden of the application site has already been raised slightly from its natural ground level (due to water drainage issues when built) - see APP/16/00838, and has 2 summerhouses, one at each side of the garden.

2 Planning History

Permitted development rights were removed when the housing development was granted consent under APP/12/00966 (outline) and APP/14/00488 (reserved matters).

APP/16/00838 - Erection of 2No. summerhouses in rear garden and raising of land to rear boundary - Permitted 15/09/2016

3 Proposal

Self contained timber framed free standing residential annexe to rear.

This would replace the existing summerhouse located in the north east corner behind the garage and would measure 5.3m x 5.5m x 3m high. The rear and two sides of the building would be constructed of galvanised steel sheets in juniper green with the front elevation facing into the garden being timber clad in larch. Windows and doors would be black UPVC.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM23	(Sites for Brent Geese and Waders)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

n/a

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

n/a

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: 21

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Figures missing in CIL form; No dimensions Parking - already a 5 bed house and could be 2 additional people living there; parking document shows 4 spaces in front of the garage but thought tandem parking was discouraged; size of space should be adequate for larger cars without overhanging the highway; space in front of garage not adequate for 4 normal cars and existing campervan takes up space; if additional vehicles cannot be accommodated within their land then will park elsewhere reducing the ability of other residents to use such spaces when needed; at end of cu-de-sac makes vehicle movements more difficult	Since resolved Provided to author Noted - see section 7 below

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 and its annexe use
- (ii) Appropriateness of design and impact on the character of the area and AONB
- (iii) Effect on neighbouring properties
- (iv) Impact on trees
- (v) Parking
- (vi) CIL

(i) Principle of development and its annexe use

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. In terms of use, the proposed annexe is intended for an elderly relative and care would be provided by the occupiers of the main house. Due to its relatively small size it would be studio styled open plan living space with modest kitchen/breakfast bar area with support provided in the main dwelling. All services and bills would be via the main house and the existing garden would be shared by all family members.

7.3 The family link and reliance on the main house is such that there would be a functional link with the main dwelling. As such it is considered that the proposed annexe would be genuinely occupied on an ancillary basis, with the overall site remaining a single family dwelling house. It would be necessary to condition that the annexe is occupied on an ancillary basis only, to avoid any future independent occupation.

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

- 7.4 The proposed annexe would replace the existing summerhouse in the north east corner of the site. This area is totally screened by the garage, boundary with shrubs/bamboo planting to the north, and the hedgerow in the field to the east. As such it would not be visible from any public vantage point - even the footpath is behind the hedge and on the field side; it would not therefore have any impact on the wider landscape or views from the AONB.
- 7.5 The proposed materials for the rear and 2 side elevations (metal cladding in juniper green) is unusual and usually more appropriate for commercial development, but in this instance these 3 elevations would be quite tight to the boundaries and not visible. Since the proposed material would have no adverse impact on the visual character of the area, then in the circumstances the use of metal cladding for 3 sides is considered acceptable. The front elevation facing into the garden would be clad in larch wood.
- 7.6 The size of the annexe itself is modest (5.5m x 5.3m) and would only be a bit bigger than the structure already there, and would remain subservient to the host dwelling in terms of accommodation it provides, and be appropriately subordinate. The usable garden area would be largely unaffected and although shallow (9m) benefits from the wider plot and would remain adequate for the occupiers of the site.
- 7.7 Overall the ancillary nature of the proposed outbuilding to provide an annexe is deemed appropriate in context to the main dwelling and character of this residential area, and would not cause any harm to the visual character of the area or AONB. It is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.8 Due to the proposed siting tucked behind the existing garage and with no other dwelling or residential curtilage to the immediate north or east, then the proposed annexe building would have no impact on any neighbour. As an ancillary use by family members, the possible additional noise and activity generated from an annexe within the rear garden, would be minimal and unlikely to have any adverse impacts on neighbouring amenity.
- 7.9 Overall, it is considered that the proposal will not appear overbearing or lead to overlooking or loss of outlook, and would have limited and acceptable impact on the properties adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Impact on trees and habitats

- 7.10 Whilst there is a Group TPO on trees within the eastern boundary of the original housing development, ie within the hedge line, in reality there are no significant trees adjacent the rear of the application site. The existing garden has been raised slightly and the existing summerhouse is already sited on a concrete base within the NE corner. It is proposed to extend that existing base towards the garage and garden to accommodate the annexe, which would not cause any additional harm to any tree or hedge roots.

- 7.11 In terms of impacts on the secondary support area for brent geese and solent waders, this site is totally screened from the field potentially used by the birds by the hedging along the boundary. As a minor development for a small modular timber building set on a concrete slab, it would be relatively quick to erect and it is unlikely that the construction process would result in any disturbance to any overwintering birds.

(iv) Parking

- 7.11 The site benefits from a detached double garage with approximate space for 4 cars in front. As noted by the third party representation these spaces may not be quite full length to meet standards (2.4m x 4.8m) and are at the head of the cul-de-sac. However the proposed annexe, as ancillary accommodation, would be tantamount to an extra bedroom, and the increase in one bedroom to this existing 4/5 bedroom house, does not trigger the need for an additional space. Therefore the existing parking arrangements of 4 spaces and a double garage are considered to adequately meet the Parking SPD. As such there is no objection to the proposal on parking grounds.

(v) CIL

- 7.12 As a detached annexe the floor space of the proposed building is CIL liable. Credit can be given for the existing summerhouse to be replaced, such that the net gain in floorspace is only 13.5sqm. This results in a CIL liability of £2,000.89 but Annexe Relief has been claimed. The Draft Liability Notice has been sent to the applicant.

8 Conclusion

- 8.1 The proposed outbuilding to be used as an annexe would be conditioned to be occupied as ancillary accommodation, and on that basis it is considered the scale, siting and design of the proposal would maintain a functional link with the host dwelling, and would have limited and acceptable impact on the character of the area or 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/22/00807 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 Location Plan
Parking Plan
Proposed Floor Plan

Front Elevation
Left Elevation
Right Elevation
Rear Elevation
Block Plan

Reason: To ensure provision of a satisfactory development.

- 3 The annexe 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 annexe 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.

- 4 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.