
Site Address:	149 Sunnymead Drive, Waterloooville, PO7 6BS		
Proposal:	Demolition of existing shed and garage. Construction of granny annex/studio building.		
Application No:	APP/21/01295	Expiry Date:	14/02/2022
Applicant:	Mr P Sherwood		
Agent:	Mr P Davey	Case Officer:	Tina Pickup
	Mr P Davey		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a semi detached bungalow sited on the north side of Sunnymead Drive, close to its junction with Milton Road. It is constructed of traditional red brick beneath a hipped dark concrete roof. The frontage is hard surfaced for the parking of cars and there is a car port extending across from the side elevation to the shard boundary with 147 to the west. To the rear the dwelling has a very small extension across 3/4 of the width; a detached brick garage set behind the rear elevation and against the western boundary; and a small shed beyond the garage.
- 1.2 The land slopes very slightly, with the rear fence having a retaining concrete board, with the gardens of the properties to the rear being slightly higher. The rear boundary comprises a 1.8m close boarded fence. However the boundary to the other half of the semi is open with a low post and wire fence. This attached semi has a flat roofed dormer in both the front and rear roof slopes and also a detached garage within its rear garden.
- 1.3 The properties to the rear, in Pyrford Close, are also bungalows and number 14 has a long pitched roof outbuilding that extends close to the shared rear boundary. Number 12 Pyrford Close lies directly behind the site and has a 14m long rear garden with small summer house on the rear boundary and sitting out area in the south eastern corner.
- 1.4 Generally the area is characterised by bungalows set in modest plots and due to the open boundary with 151 the garden feels exposed and tightly related with the neighbours.

2 Planning History

None relevant

3 Proposal

- 3.1 Demolition of existing shed and garage. Construction of granny annex/studio building.
- 3.2 During the course of determining this application, amended plans have been received, reducing the scale of the outbuilding and omitting the window in the end, north elevation. It would now measure 3.9m wide x 9.5m long with height to eaves of 2.4m and to ridge of 3.5m. It would be sited close to the shared western boundary with a

separation to the rear boundary of 3m. It would effectively replace the existing garage and shed. It would be constructed of brick and tile, with UPVC windows.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

None necessary

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3 in total, one on the original plans, and 2 on the revised plans, all from the same address and with supporting photographs:

Comment	Officer Comment
<u>On Original Submission:</u>	
I feel that my household is going to be adversely affected by the proposed work.	

I purchased my property knowing that the properties behind me were 10M away. If this is allowed to go ahead there will be a habited dwelling 1M away from my boundary. Putting a home where a garage used to be is going to add extra noise for us, as there will be more people on the same plot of land. Also we will go from looking at an open space to looking out on a 3.7M brick wall which will be 1.8M above the current boundary fences. Also a window will be facing directly over my garden, intruding on our privacy. as currently our garden is completely private. and not overlooked by anyone. This is not going to affect anyone but my household and i don't feel one persons actions should be at the detriment of someone else's.	Noted - see section 7 Noted - see section 7 Noted - see section 7; amended plans reduce height Noted - amended plans omit window
<u>On amended plans:</u>	
They still are for a building to be Built in a garden of a quiet area for the purpose of a habited structure. If this goes ahead i will have to be looking at a building 1.5M above my fence. There are not any houses in any of the roads in this area where this has been allowed to happen, so no president has been set to allow it. What would happen if everyone decided to do this. Reducing the height by 0.2M will have no less impact on my property. We don't live in an area where properties are on top of each other, so why should we be made to be. If that was what I wanted I would live in a city. I feel as a compromise a flat roof would be less intrusive, as it would be a lot lower. reason for buying our house was for the open outlook; we have garden	Noted - see section 7 Each application determined on its merits

seating at the rear and we'd be sitting 2m from new house's front door. our sitting room and kitchen look down our garden and all we will see is 3.5m wall of a building.	
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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 and annexe use
- (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 and 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 would be used by the applicants, enabling their daughter and grandchildren to occupy the main bungalow. As grandparents they would be providing support and help with child care in the main house with shared visitors and some meals. All services and bills would be via the main house and the existing garden would be shared by all occupiers.

7.3 Although a full kitchen would be provided within the annexe it is considered that the family relationship 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

7.4 The proposed annexe would replace an existing detached garage and shed, and whilst of a larger size, nevertheless a similar sited structure has been present in the rear garden for many years. It would have a fully hipped roof, minimising its bulk and overbearing effect. Most properties in the vicinity have side and rear garages and outbuildings, some have been enlarged, most notably at number 14 Pyrford Close.

7.5 The proposed annexe, as revised and reduced, would remain a subservient structure to the host dwelling and be appropriately subordinate. From the street scene it would be set back behind the dwelling and whilst higher than the existing garage, which is flat roofed, would not appear any more dominant. The use of traditional materials to match the main bungalow would also ensure the structure remains in keeping with the street scene.

7.6 Overall the ancillary nature of the proposed annexe is deemed appropriate in context to the main dwelling 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 The third party objections primarily relate to impact on outlook, but the annexe would be sited 3m from the rear boundary, giving a total separation of some 17m from the bungalows to the rear. The proposed eaves height, at 2.4m, in combination with the separation, and use of fully hipped roof, is such that it is considered that the outlook from the bungalows to the rear would not be significantly materially affected.
- 7.8 Whilst the proposed structure is larger than the existing garage, it has a fully hipped roof of height of 3.5m. It would be more visible above the fence line, but it would be seen against the backdrop of the existing bungalow roofs and set some 3m away from the shared boundary. Whilst this would change the outlook from the rear properties, it would not be enclosing or overly dominant, and unlikely to result in any overshadowing. The actual harm as a result of the proposed development is therefore considered minimal.
- 7.9 In terms of impacts on 147 to the west, the outbuilding would replace the existing garage and due to the orientation, the enlarged dimensions would be unlikely to have any additional adverse impacts, and not result in any additional overshadowing. Number 151 to the east would be aware of the more intensify use of the site, with additional comings and goings across the rear garden from the annexe to the main house. But as an ancillary use by family members, the additional noise and activity generated would be minimal and unlikely to have any adverse impacts on neighbouring amenity.
- 7.10 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 immediately adjacent to the application site and the properties to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Parking

- 7.11 The existing property has 2 bedrooms and the site currently has a side drive and frontage hard surfacing for the parking of at least 2 cars. The proposed annexe would be tantamount to a third bedroom, and 2 on site spaces are required to meet the Parking SPD - these are already provide don site. 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. The floor space of 29.4 sqm results in a CIL liability of £3,486.00 but Annexe Relief has been claimed. The Draft Liability Notice has been sent to the agent shortly.

8 Conclusion

- 8.1 The proposed detached 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 relate well to the host dwelling maintaining a functional link, and 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/21/01295

(A) 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:

1:1250 Location Plan
Amended Block Plan - on Council website dated 8 March 2022
Proposed Floor Plans & Elevations - Rev C on Council website dated 8 March 2022

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 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.