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|-----------------|-----------------------------------------------------------------------|---------------|----------------|
| Site Address:   | Pemberley House, 56 Southleigh Road, Havant, PO9 2QJ                  |               |                |
| Proposal:       | 1No.1bed annexe and 1 beauty annexe; existing driveway to be widened. |               |                |
| Application No: | APP/21/01183                                                          | Expiry Date:  | 20/01/2022     |
| Applicant:      | Ms Phillips                                                           |               |                |
| Agent:          | Mr M Holman                                                           | Case Officer: | Selina Donophy |
|                 | HRP Architects                                                        |               |                |
| Ward:           | St Faiths                                                             |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

This application site is a two storey, detached dwellinghouse located on the east side of Southleigh Road, Havant. This property has elevations formed from red brick with a bay window to the front elevation and dormer to the side roof slope. Alongside the north boundary of the site is a detached garage and there is garden towards the rear and south side of the property with parking space on the driveway to the front.

## **2 Planning History**

None relevant

## **3 Proposal**

1No.1bed annexe and 1 beauty annexe; existing driveway to be widened.

## **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

|      |                                                                |
|------|----------------------------------------------------------------|
| CS1  | (Health and Wellbeing)                                         |
| CS16 | (High Quality Design)                                          |
| DM10 | (Pollution)                                                    |
| DM13 | (Car and Cycle Parking on Residential Development)             |
| DM14 | (Car and Cycle Parking on Development (excluding residential)) |

### Havant Borough Local Plan (Allocations) July 2014

|     |                                                    |
|-----|----------------------------------------------------|
| AL1 | (Presumption in Favour of Sustainable Development) |
|-----|----------------------------------------------------|

### Submission Version Havant Local Plan

|     |                       |
|-----|-----------------------|
| H6* | (Residential annexes) |
|-----|-----------------------|

### Emsworth Neighbourhood Plan Post Examination Version 2020

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 annex with residential use only:

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

Not liable for SRMS or Nutrient Neutrality in respect of the residential annex, but the nitrates situation in respect of the beauty annex should be checked.

### **Councillor Imogen Payter**

No comment

### **Councillor J Branson - St Faiths**

No comment

### **Councillor T Pike - St Faith's**

No comment

### **Environmental Health**

I can advise that this office has no adverse comments to make in regard to this application.

### **Hampshire Highways**

The Highway Authority note that the existing access is proposed to be widened. As this does not impact pedestrian and vehicular visibility, the Highway Authority provide no objections to the above planning application.

## **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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| <b>Comment</b>                                                                                    | <b>Officer Comment</b> |
|---------------------------------------------------------------------------------------------------|------------------------|
| Potential small increase in traffic on Southleigh Rd, already too high.<br>Otherwise no complaint |                        |

## **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) Use as an annexe and beauty salon
- (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. The proposed annexe would be used for the father of the occupiers of the main property with the existing garden to be shared by all occupiers. The annexe would also share services with the main property including postal address, water, electric and waste services. Emerging policy H6 specifically relates to Residential Annexes and is a criteria based policy and in this instance the criteria would be met: there would be a functional connection with the host dwelling; it would be ancillary to the host dwelling; there is sufficient amenity space; and no demarcation or sub-division of curtilage would occur. Accordingly the proposed annexe is considered appropriate as ancillary accommodation in this instance.

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

7.3 This proposal comprises two separate outbuildings to be located in the rear garden of the site, an annexe to the east of the main dwelling and a beauty salon to the south east of the main dwelling. The beauty salon would be timber clad with dimensions of approximately 2.6 metres depth, 3.94 metres width and 3 metres height with a monopitched roof and a set of doors to the north elevation. The proposed annexe would have dimensions of approximately 9.7 metres width, 5.5 metres depth and 4.1 metres to ridge height with a pitched roof. This would feature one window to the south elevation serving the lounge area as well as windows to the west elevation and a set of doors accessing the bedroom. The annexe would have one bedroom, a bathroom and a kitchen/living area. Proposed materials include horizontal timber cladding.

7.4 The annexe building would be large in scale at close to 10 metres width however the dwelling is set within a fairly generously sized plot which is deemed to be large enough to accommodate both outbuildings within resulting in a cramped and overdeveloped site. The design of the annexe is deemed to be relatively subservient in design when judged within the context of the main dwelling and the outbuildings would not be highly visible from the public realm due to the siting in the rear garden.

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 as an annexe and beauty salon

Use of the annexe :

- 7.6 The applicant has confirmed the annexe would be used by the elderly father of the owners of the main dwelling who is currently residing within the house . The annexe would allow for some independence and the occupant would be residing in the annexe on a permanent basis. Whilst the annexe itself would be separate from the main dwelling, services as well as postal address would be shared with the main dwelling. Policy H6 from the Submission Local Plan specifically relates to Residential Annexes and is a criteria based policy and in this instance the criteria would be met: there would be a functional connection with the host dwelling; it would be ancillary to the host dwelling; there is sufficient amenity space; and no demarcation or sub-division of curtilage would occur. Accordingly the proposed annexe is considered appropriate as ancillary accommodation in this instance.

Use as a beauty salon :

- 7.7 The applicant has confirmed that the beauty salon shall be used to give massage therapies and body treatments as the applicant is a massage therapist. The applicant has confirmed the beauty salon would be in commercial use with one client at a time between the hours of Monday to Friday 5pm to 8pm and Saturday 10am to 5pm. There would be no additional employees except from the applicant and there would only be one client at a time. There would be a maximum of 3 clients a day Monday-Friday and 6 on a Saturday. It is important to note that the salon would be within a residential setting although the proposed use is not considered to result in harmful levels of noise pollution to nearby properties . There would be an increase in activity within the garden however this is not anticipated to impact neighbour amenity. Environmental Health have been consulted on this proposal and have not raised any concerns . Environmental Health legislation is in place should there be any noise pollution issues raised in the future.

(iv) Effect on neighbouring properties

- 7.8 To the north of the application site is no 60 Southleigh Road . The proposed annexe would be sited in the north east corner of the site - this would be adjacent to the mid point of the garden at no 60 however would be sited approximately 15 metres away from the rear elevation of no 60.
- 7.9 To the south of the application site is no 54 Southleigh Road. The beauty salon would be located approximately 2.5 metres off the shared boundary. Whilst the beauty salon would attract some additional foot fall back and forth the use , comprising of massages would not be a loud activity and the personal use would not be overly intensive in terms of hours of use.
- 7.10 To the rear of the site is the rear garden of 2D Hallett Road. For the same reasons as above the beauty salon is not considered to result in harmful noise pollution , the annexe would be sited adjacent to the end of the rear garden and would be accessed from the west . The increased activity in the rear garden with the introduction of the annexe and beauty salon is not judged to be overly harmful to the amenity of no 2D nor the properties to the north and south of the site.
- 7.11 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).

(v) Parking and access

- 7.12 The existing driveway at the access point would be widened , therefore Highways have been consulted who have raised no objection to the proposal with no harm to highwaysafety detected. The applicant has confirmed the main dwelling has 5 bedrooms which requires 3 parking spaces as stated in the Havant Parking SPD. The block plan shows 3 parking spaces on the driveway however with the garage and driveway area it is judged that 5 vehicles could fit on site at any given time. Given the use of the beauty salon as for use of family and friends it is judged this would not increase vehicle activity to the property at the same level as a commercial business would. It is noted the user of the annexe would have a vehicle parked on site , therefore it is deemed that the on site parking would meet the demands of the site.

(vi) CIL

- 7.13 As a detached annexe the floor space of the proposed building is CIL liable. The floor space of 53.3 sqm results in a CIL liability of £6319.86 - Annexe Relief has not yet 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.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01183

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:

Additional info planning statement uploaded on the 04.02.2022  
9880-02 Proposed annexe extensions and floor plans  
8990-03 Annexe 3D perspectives  
8990-04 Proposed annexe floor plans and elevations

**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.

**Reason:** The unit of accommodation is not a satisfactory position and has insufficient outdoor amenity space and access, to be occupied separately from the main dwelling 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 This permission for use of the approved outbuilding as a beauty salon shall enure for the benefit of Ms Philips only whilst resident at Pemberley House 56 Southleigh Road and shall not enure for the benefit of the land, and the use hereby permitted shall be discontinued on the date when Ms Philips ceases to reside at Pemberley House 56 Southleigh Road.

**Reason:** To ensure that the beauty salon operates as set out in the application in the interests of the residential amenities of adjacent properties and in association with the occupation of Pemberley House 56 Southleigh Road, having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 Each beauty session hereby approved shall be carried out in strict accordance with the following arrangements:
- (i) There shall be a maximum of 1 client at any given time;
  - (ii) There shall be a maximum of one member of staff - Ms Philips
  - (iii) There would be a maximum of 3 clients per day Monday-Friday and a maximum of 6 clients per day on a Saturday

**Reason:** To ensure that the level of business use is compatible with the residential area and neighbouring amenities having due regard to Policies CS16, DM10, DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

- 6 The beauty salon hereby permitted shall only be open for trade or business on the following days and hours:

Monday to Friday 5pm to 8pm and Saturday 10am to 5pm.

**Reason:** To protect the amenities of nearby residential properties and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.