

- 3.3 The proposed annexe outbuilding would replace an existing flat-roofed habitable outbuilding, which would be set upon a reduced footprint within a similar location. The annexe outbuilding proposes an eaves height of 2.4m, a pitched roof height of 3.4m, and dimensions of 4.0m x 14.0m providing a floor area of approximately 56 square metres. The annexe would be finished in off-white render with grey/green weatherboarding and a man-made slate roof.
- 3.4 As a point of reference, the floor area for the existing habitable outbuilding is 67 square metres, with a stepped flat roof height ranging from 2.3m to 2.5m.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice Guidance 2016
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)

Submission Version Havant Local Plan
E1* (High quality design)
H6 (Residential annexes)

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

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

East elevation wall of the annex to be 30 minutes fire resistant due to the distance to the boundary.

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor I Scott Hayling West

No comments received.

County Archaeologist

In view of the small scale of the proposal I would not raise any archaeological issues.

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: 2 (both provided additional comment on the revised plans).

Comment	Officer Comment
The rear extension on the main house is unnecessarily high and extends past permitted development rights.	The flat roofed house extension would not be considered unusually high at 3.0m. The extension is not being assessed against permitted development limitations/conditions but against current local planning policy.
The annexe is of monstrous proportions, incongruous, ugly and looks like a static mobile home/caravan. Wholly out of keeping with the urban fabric in the locality.	See comments in Section 7.
The annexe is far too large.	The proposed annexe would have a smaller footprint than the existing habitable outbuilding. The proposed eaves height adjacent the side boundary would also be a similar height to the eaves height on the existing habitable outbuilding.
The existing and proposed annexe's rely on leaning against a boundary wall which has been increased in height unlawfully.	Proposed annexe has been relocated 0.5m away from the boundary, and the existing habitable outbuilding is now shown on the plans as attached to the extended wall.
The proposed annexe would substantially and materially harm the outlook actual and perceived sense of privacy and daylight/sunlight available to our property and its curtilage.	See comments in Section 7.
The roofscape proposed will result in half of the water falling on it to drain into our property.	The site is not within a high flood risk area. The drainage proposed for the development would be reviewed under Part H of the Building Regulations at the building approval stage.

Change of siting of the proposed new dwelling is far too excessive a change to be dealt with as an amendment.	The proposal is for an annexe to the main dwelling. The revised plans do not significantly change the nature of development nor the description. It is Council's opinion the proposal can continue as amended within the existing application.
No eastern proposed eastern elevation for the annexe.	A revised existing and proposed eastern elevation for the annexe has been submitted and comprises part of the public planset.
Patio doors on the northern elevation demonstrate it would be used as a separate dwelling as the southern elevation faces the main house where patios doors are expected.	The proposed annexe would be ancillary to the main dwelling. There are no policy requirements for access points on an annexe to be located upon any particular elevation.
A freestanding dwelling would breach restrictive covenants imposed upon 3222 Sea Front to prevent this type of development.	Private covenants are a separate control to planning legislation and not taken into consideration through the planning assessment. It should also be noted that the proposed development is an 'annexe' which would remain ancillary to the main dwelling and not a free-standing dwelling house.
A separate bungalow is proposed to be built within the grounds of 322 Sea Front, having living, sleeping cooking and toilet facilities. This represents an over development of the space and is not in keeping with surrounding property type and layout.	See comments in Section 7.
A full kitchen is proposed in this new bungalow, at the North end, is likely to generate noise, smell and fume into people's rear gardens and spoil their enjoyment of space.	A domestic kitchen would not be considered a conflicting use within domestic curtilage.
The nature of this proposal also lends itself to holiday lets where additional noise and disturbance is usually associated over a consistent domestic environment.	Any change of use from an annexe to a separate dwelling would require the benefit of planning permission. A condition would be placed on any approval securing the annexe use in connection with and ancillary to the main dwelling.
Looking at the elevation drawings, particularly height, I believe the Architect may have seriously miss-represented the external dimensions of the planned bungalow when new build building regulations are considered.	The proposed development would need to be constructed in accordance with the approved plans. Any changes to the approved plans would need to be addressed through an amendment application.

Further the depth of said foundations and proximity to the HISTORIC garden walls to the East and North West is likely to undermine their shallow footings. I would expect to see an independent survey conducted on this in the application.	The 'historic' wall is not listed, does not fall within the curtilage of a listed building, nor is located within a Conservation Area. None of the buildings within the locality are also considered Buildings of Local Interest. There are no statutory planning reasons to require the submission of a survey.
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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
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Justification and functional connection to main dwelling
- (iv) Effect on neighbouring properties
- (v) Highways safety and parking
- (vi) CIL requirements

(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 To address several concerns raised through the assessment process and public notification, revisions were requested to the initial design of the proposed annexe. These revisions included the relocation of the proposed annexe away from the eastern boundary to provide a 0.5m setback, the overall height of the annexe reduced from a ridge height of 3.8m to 3.4m, and eaves height of 2.7m to 2.4m. The porch element was also removed from the western elevation to reduce the overall scale of the building.

7.4 The proposed single-storey extension and 'annexe' outbuilding would be set to the rear of the main dwelling and not visible from the public realm. Therefore, no visual impacts would result from the proposed works to the existing character of the streetscene.

7.5 The proposed single-storey rear extension would be a low-level, minor addition which would remain subservient to the host dwelling. The extension would be finished in materials to match allowing the addition to blend positively with the host dwelling. Domestic extensions are an anticipated residential development to increase living space for growing families and no visual concerns are raised from the proposed single-storey rear extension.

7.6 It is acknowledged that the existing outbuilding to the rear is not self-contained in nature and is currently used as a 'habitable' room incidental to the main dwelling. The proposed use of the replacement outbuilding is as an 'annexe' ancillary to the main dwelling which will be assessed as a new use on its own merits.

- 7.7 The replacement outbuilding would be utilised as an annexe which would remain as ancillary to the main dwelling. The annexe outbuilding would replace an existing habitable outbuilding upon a similar footprint, but with a reduced floor area, and would remain subservient to the two-storey host dwelling.

(iii) Justification and functional connection to main dwelling

- 7.8 Policy H6 of the Submission version of the Local Plan 2021 seeks to ensure that a residential annexe has a functional connection with and would remain ancillary to the host dwelling. It also seeks to ensure sufficient rear amenity space is retained for the main dwelling, as well as providing sufficient amenity space for the occupier of the annexe.
- 7.9 The proposed annexe which would remain ancillary to the main dwelling and provide primary living accommodation for the elderly parent of the applicant. The occupier would use it temporarily at first and then gradually extend to longer periods of stay. It is assumed that in the future, the applicant's parent would eventually stay permanently on the premises of the annexe when a greater level of support is needed to retain a reasonable level of independence.
- 7.10 Despite the annexe essentially being self-contained, a functional connection would remain with the main dwelling through the following: the annexe would not be liable as a separate dwelling for council tax, the annexe would share all existing accesses with the main residence, and would use the same mains (gas, electricity, water) meter as the house and not have its own meters for amenities. The proposed access to the annexe has been confirmed as through the main dwelling or a common shared rear garden gate.
- 7.11 After construction of the annexe and the single-storey rear extension, the shared rear garden amenity space would have a remaining area of over 200 square metres. The length of the rear garden post development would also be over 21m. The rear amenity space would be shared between the annexe and the existing dwelling and would be considered a sufficient size to accommodate the shared amenity needs.
- 7.12 It is noted that Drawing No. 1433/DP101 Rev 02 illustrates a 'private' existing patio area to the north of the proposed annexe. In accordance with the policy aims of H6 of the Submission Havant Borough Local Plan 2021, there should be no boundary demarcation or sub-division within the curtilage areas or between the host dwelling and the annexe. No fencing or boundary creation should occur to cordon off part of the garden area for a private amenity area to solely serve the annexe. The rear garden must be utilised as a shared amenity space for the ancillary annexe and the main dwelling. A site visit has also confirmed the garden is not currently separated or subdivided in any way through the demarcation of any existing boundaries to the rear. A condition would be imposed to secure this requirement in perpetuity.
- 7.13 A restrictive condition would be imposed on any approval to secure the annexe as an ancillary building to the main dwelling. Any formal change to the use as an annexe would be subject to achieving planning approval through a planning application.
- 7.14 To conclude, the design and appearance of the proposal is deemed appropriate, and the information submitted supports the annexe retaining a functional connection with the main dwelling. The overall development proposed is considered acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy 2011) and Policy H6 of Submission Havant Borough Local Plan 2021.

(iv) Effect on neighbouring properties

- 7.15 The proposed single-storey rear extension is a minor addition which would incorporate a 0.7m setback from the western boundary. The extension would be set under a flat roof which reaches a maximum height of 3.0m. Any views from the windows proposed on the western elevation of the extension would be obscured by the existing 1.8m high side boundary fence. No overlooking, overbearing or overshadowing concerns would be raised from this element of the proposed development.
- 7.16 The proposed annexe outbuilding would replace an existing tired-looking outbuilding within a similar location, but on a smaller footprint (being reduced from 67 to 56 square metres). The annexe also proposes a similar height on the boundary, albeit with a pitched roof instead of a flat roof. Notwithstanding this slight increase in height, the replacement building would be set off the side boundary by 0.5m thereby further reducing any limited overshadowing or overbearing impacts to the neighbouring occupiers of No. 320 Sea Front.
- 7.17 No. 67 Staunton Avenue abuts the rear boundary of the subject site. The proposed outbuilding would be located over 6.0m from the shared boundary with No. 67, and over 20m from the dwelling situated within the site. The replacement outbuilding would also be set over 10m from the shared side boundary with No. 324 Sea Front. Given that the proposed annexe outbuilding would replace a building comparable in scale, within a similar location and on a reduced footprint, no residential amenity concerns are raised.
- 7.18 It is accepted that the provision of an annexe would lead to an intensification of the use of the site. However, annexe supported living is an anticipated use within a residential curtilage, subject to meeting all other material planning considerations. It is an additional method to help retain independence for a vulnerable aging population, whilst reducing pressure on the care system.
- 7.19 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 2011).

(v) Highways safety and parking

- 7.20 The existing dwelling would remain a three-bedroomed dwelling. However, the construction of an annexe and additional bedroom space would require the provision of a single additional parking space, with Havant Parking SPD stipulating a requirement of three on-site car parking spaces for four bedrooms.
- 7.21 The existing parking arrangements on site include two covered parking spaces within the existing detached garage, plus a further external space forward of the dwelling, illustrated on drawing 1433/DP101 02. It is accepted that additional parking to the three spaces already provided could be accommodated in tandem on the gravelled driveway. Therefore, no parking concerns are raised from the proposed development.

(vi) CIL requirements

- 7.22 The proposed annex would be CIL liable, however it is noted that annex self-build exemption has been claimed.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00969, 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:

Location and Block Plan Drw. No. 1433/DP100 Rev. 02 - received 14 Oct 2021
Proposed Roof and Site Plan Drw. No. 1433/DP101 Rev. 02 - received 14 Oct 2021

Existing Ground Floor Main House and Annexe Drw. No. 1433/DP102 Rev. 01 - received 15 Sept 2021

Existing First Floor - Main House Drw. No. 1433/DP103 Rev. 01 - received 15 Sept 2021

Proposed Plans Ground Floor (Main House and Annexe) Drw. No. 1433/DP104 Rev. 02 - received 14 Oct 2021

Proposed Plans First Floor (Main House and roof of Annexe) Drw. No. 1433/DP105 Rev. 02 - received 14 Oct 2021

Existing and Proposed Roof Plans (Main House) Drw. No. 1433/DP106 Rev. 01 - received 15 Sept 2021

Existing and Proposed East Elevations (Main House and Annexe) Drw. No. 1433/DP107 Rev. 02 - received 09 Nov 2021

Existing and Proposed North and South Elevations Drw. No. 1433/DP108 Rev 01. - 16 received Sept 2021

Existing and proposed (S, N, W) Elevations (Annexe) Drw. No. 1433/DP109 Rev 02. - received 14 Oct 2021

Email received confirming functional connection - received 15 Nov 2021

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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not in a satisfactory position 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.

- 5 The ancillary accommodation hereby permitted shall not be subject to any boundary demarcation or sub-division of curtilage areas between the main dwelling and the ancillary annex.

Reason: To safeguard the amenities of the occupiers of the main dwelling and annexe having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and policy H6 of the Submission Havant Borough Local Plan 2021 and the National Planning Policy Framework.