
Site Address:	17 Bellevue Lane, Emsworth, PO10 7PX		
Proposal:	Construction of annexe.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00241	Expiry Date:	09/06/2022
Applicant:	Mr Lord		
Agent:		Case Officer:	Tina Pickup
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a 1970's style semi-detached dwelling located on the north side of Bellevue Lane, constructed of a mix of red brick and white render beneath a dark concrete tiled roof. It has a detached flat roofed garage set back slightly from the rear of the house, built up to the shared boundary with number 18 to the west. The side drive and a hard surfaced area in front of the dwelling provide parking for up to 3 cars.

To the rear, the existing garage has already been extended with a cream rendered flat roof addition, that steps out wider by 1m into the garden. The site is relatively flat and bounded by a mix of hedges (to number 18 behind the garage) and close boarded fence (to number 2 Exeter Close to the rear).

Number 18 is a detached dwelling of a different style - having a mansard roof and is located on the corner of Exeter Close, which in itself is characterised by two storey detached dwellings that have quite small rear gardens (about 8m).

2 Planning History

None relevant

3 Proposal

Construction of annexe.

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)

Emsworth Neighbourhood Plan Post Examination Version 2020

- ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Community Infrastructure

CIL Liable in respect of the self contained annex:

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

CIL Form 8 for self build annex relief has been submitted.

Developer Services, Southern Water

Formal application required for any new connection to the public foul and surface water sewer;

if surface water being discharged to the network must follow Building Regs part H3 and encourage Reuse;

If any sewer found during construction an investigation will be required

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: 0

Comment	Officer Comment
None received	

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 is intended for adult children of the applicant to use as semi-independent living space whilst saving for a deposit for their own properties. It would initially be occupied by the applicants daughter, then pass to one of the other children before eventually reverting to a garden room/occasional guest accommodation for family visits etc. Due to its small size it would only have a small kitchenette/breakfast bar with family meals still being shared in the main dwelling, as well as laundry via the main house. 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 for some meals, laundry, bills etc 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 be an extension to the existing garage and wrap around the existing structure. It would extend out a further 1m in width and add a further 7m in length, but set off the shared side boundary with number 18 by about 1m. It would have a flat roof being 2.4m in height ie slightly lower than the existing structure. The resultant building comprising garage and annexe would be a large outbuilding in footprint terms, but set behind the existing garage so would not be visible from the street scene.

7.5 The size of the annexe itself, as distinct from the existing garage, is modest (7m x 4m) and would be subservient to the host dwelling in terms of accommodation it provides, and be appropriately subordinate. The site is large enough to accommodate the extension whilst still retaining a reasonable garden, which would remain at 18m long but would narrow to about 7m wide. Considering the size of an alternative incidental Class E outbuilding, the scale of the development is considered appropriate to the site.

7.6 Overall the ancillary nature of the proposed extension to provide an annexe is deemed appropriate in context to the main dwelling and character of this residential area, 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 proposed extension would be set off the shared boundary with number 18 by 1m enabling the boundary hedge to remain, and would be to the north-east of number 18. As such this orientation would not result in any significant over-shadowing of number 18's rear garden area. Whilst the outlook from within 18 would be of further development extending almost the full length of the garden, this would be softened by the 1m separation and retention of the hedge. Furthermore the height of the development has been kept low, and would be only 2.4m high. A single window is proposed in this rear elevation facing number 18, but this serves the en-suite bathroom and can be conditioned to be obscure glazed. Overall the impact on number 18 is considered to be limited and acceptable.
- 7.8 The properties to the rear, in Exeter Close are closer to the shared rear boundary and the extension would extend to within about 1m of this rear boundary. In this corner there are evergreen high shrubs that act as a screen and these would remain. Again, due to the low height, the impact on 1 and 2 Exeter Close would be minimal.
- 7.9 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. The actual harm as a result of the proposed development is therefore considered minimal.
- 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 site has existing on site parking for 3 cars which are unaffected by the proposal. The proposed annexe would be tantamount to an extra bedroom, but the site has adequate on site spaces to 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. The floor space of 30 sqm results in a CIL liability of £4,446.43 but Annexe Relief has been claimed. The Draft Liability Notice has been sent to the applicant.

8 Conclusion

- 8.1 The proposed extension to the detached garage to form 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 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/22/00241 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 Site Location Plan on Council's website dated 13 April 2022
1:500 Proposed Block Plan on Council's website dated 13 April 2022
Proposed Elevations on Council's website dated 13 April 2022
Proposed Floor Plan on Council's website dated 13 April 2022
Dimensioned Plan View on Council's website dated 10 May 2022
Dimensioned Side Elevation on Council's website dated 10 May 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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the extension / annexe building hereby permitted the window in the side, western elevation, shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

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.