
Site Address: 34 Edgefield Grove, Waterloooville, PO7 8NX
Proposal: Demolition of conservatory, and construction of ground floor extension including an annex and a first floor bathroom.
Application No: APP/21/00887 Expiry Date: 15/10/2021
Applicant: Mr & Mrs Sharp
Agent: Ms H Butler Case Officer: Selina Donophy
 Hazel Butler Architects
Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey property, attached via the garage at no 32 which is located to the east. No 34 is sited on the north side of Edgefield Grove, Waterloooville. This property has a tiled, pitched roof with brickwork to the elevations and projects to the west side at single storey level where the garage has been converted to living space.

The site is located at the end of a cul-de-sac and to the west of the site is a public access path which leads north.

2 Planning History

APP/14/00822 - Change of use from amenity land to residential and erection of fencing around curtilage., PERM,17/10/2014 11:23:28

APP/15/00241 - Conversion of garage to living accommodation with a pitched roof over existing flat roof to the rear., PERM,20/04/2015

APP/16/00890 - Change of use from public amenity land to private amenity land and erection of 1.8m high boundary fence., PERM,15/12/2016

3 Proposal

Demolition of conservatory, and construction of ground floor extension including an annex and a first floor bathroom.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Southern Gas Network

No comment received

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (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

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 Policy H6 in the emerging Local Plan, for which due weight is given, sets out the following criteria for self contained annexes or extensions relating to mainstream housing:

- a. *The annexe has a functional connection with the host dwelling;*
- b. *The annexe is, and will remain, ancillary to the host dwelling;*
- c. *Sufficient private amenity space remains to serve both the host dwelling and the annexe following the development;*
- d. *There is no boundary demarcation or sub-division of curtilage areas between the host dwelling and annex.*

Annexes must also meet the following criteria :

To retain a functional connection with the dwelling, the occupants of the host dwelling and the annexe must still be a single-family unit and share communal facilities (such as the kitchen). If there are individual circumstances of the person(s) for whom the annex is proposed, this will also be a material consideration.

This proposal would share overnight accommodation with the main dwelling.

To ensure the accommodation remains ancillary to the host dwelling, the Council will apply appropriate conditions to prevent the creation of a separate dwelling or its use for other purposes. In some instances, a legal undertaking to secure this may be more appropriate. The annexe must be subservient in scale to the host dwelling.

This proposal is judged to be subservient in scale and shall be conditioned in order to control use.

Planning applications for annexes will be considered in line with the policy, as well as design and other policy requirements (E1, E3 and IN3). It is expected that the accommodation will provide a good standard of living for occupants of both the annexe and the existing dwelling. Annexes should share a common access with the main dwelling and not create any demarcation or subdivision of private amenity space to demonstrate that it is ancillary to the existing dwelling.

Whilst the annexe would have its own entrance door however would share internal links with the main dwelling with no demarcation of garden space.

It is acknowledged that provision of an annexe will inevitably lead to an intensification of the main dwelling. The design and layout of the annexe will therefore need to consider the amenity of neighbouring occupiers. Sufficient car and cycle parking for the annexe and the existing dwelling should also be provided.

7.4 The proposed annexe would be used by the elderly parent of the occupiers of the main property who currently visits for prolonged time periods of time and may eventually live permanently in the annexe which would comprise of a bedroom, bathroom, kitchen and lounge area. The annexe is proposed to be ancillary although it does contain its own facilities with only a physical connection to the main home and

internal linkage in the form of a doorway through into the main house. It is considered that the use of the extension as an annexe would be acceptable subject to a condition imposing its use .

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

- 7.5 This proposal comprises a side extension creating an annexe for a family member to come and live with the applicants . The extension would be set forward of the existing side projection in the space between what is currently the ground floor bedroom, filling the space between this and the porch , with the front elevation coming level with the front porch wall. The width would be level with the existing side elevation wall and the roof slope would form a catslide roof slope forming 2 side gables which would then rise up to two storey level towards the rear, creating an additional bathroom at first floor level set back towards the rear served by a rear elevation, first floor window. The ground floor extension would feature a window to the front elevation and this would form the bedroom to the annexe. The current ground floor bedroom would create a lounge area, with the shower room/bathroom retained. An additional door would be created on the side elevation to allow for separate access to the annexe and an internal door would be created between the annexe and utility room of the host dwelling.
- 7.6 This proposal also comprises a single storey rear extension following the demolition of the existing conservatory linking with the side extension forming the annexe and the two storey extension. The rear extension would have a depth of approximately 5 metres, a width spanning the main dwelling plus the proposed side extension and a height of 2.75 metres forming a flat roof with two raised lantern rooflights. This would feature bi-fold doors to the rear serving an enlarged kitchen/living area to the rear and a kitchenette which would form part of the annexe and would include a window to the rear elevation.
- 7.7 The application property is situated where the road forms a cul-de-sac and is in a fairly prominent siting within the streetscene due to the location directly at the end of Edgefield Grove where the land inclines towards the application site. The side extension would be set level with the front elevation, however would be at single storey level and is therefore not deemed to appear overly dominant within the context of the host property. Whilst the extension rises in height back towards the rear , this section would be less visible from the road as it would be set back. The roof design is deemed to be in keeping as many of the properties have fairly steep pitched roof designs incorporated . The proposed rear extension would be large in scale when judged within the context of the host dwelling and plot size and would result in a rear garden of only 7.8 metres depth which is under the minimum garden depth requirement of 10 metres . Whilst this may be the case, most of the rear gardens in the immediate area are averaging around 8 metres in depth and the width of the application plot amounts to approximately 10 metres . When based within this context, in this case this is deemed acceptable.
- 7.8 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) Effect on neighbouring properties

- 7.9 To the east of the application site is the adjoining property, no 32. This property has a

similar layout to no 34 (prior to no 34 converting the garage) with the garage sited between the properties and utility room to the rear of the garage. The proposed rear extension would project a significant way out into the garden , rising above the fence line by approximately 1 metre . Whilst this may the case, the existing conservatory already projects by a reasonable degree and the extension would only be 1 metre deeper . The extension would encroach on the 45 degree line of the utility room window however a utility room is not considered a primary habitable room and therefore, whilst there would be some impact of overshadowing on this window, the impact is not deemed to cause substantial harm to justify a refusal on this basis. The midpoint of the kitchen window would be located outside the 45 degree line and the extension is therefore unlikely to cause harmful overshadowing to this window. Whilst the proposed extension would be large and in close proximity to the outside amenity space at no 32, on balance the impact is deemed to be acceptable.

7.10 To the west of the application site are nos 11 and 15 . No 34 is set forward of no 15 which is a detached property, and no 11 is set forward of no 15 and is sited further to the west. There is approximately 5 metres between the corner of no 15 and the side elevation wall of no 34. Whilst the extensions would be visible from the closest windows at no 15, the higher element of the side extension would be set back towards the rear . The impact of this proposal is deemed not to result in unacceptable harm to the amenity of these properties.

7.11 To the rear (north) of the application site is the rear garden of no 30 Cornbrook Grove. There are already windows at the application property which have views in this direction and the additional first floor rear elevation would serve a bathroom and would be obscure glazed, therefore the proposal is not judged to result in harm to the amenity of this property.

7.12 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

7.13 There would be no increase in bedroom number, therefore no additional on site parking allocation is required.

(v) CIL

7.14 This proposal would not result in over 100m2 additional floorspace and as the annexe would be attached, is not CIL liable.

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/21/00887 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:

05-21-A-DR-04 REV B Proposed elevations uploaded on the 18.10.2021
Proposed ground and first floor plans uploaded on the 20.08.2021
Location and block plan uploaded on the 17.08.2021

Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 4 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 unit of accommodation.
Reason : The unit of accommodation would lack adequate garden and internal amenity space resulting in an unsatisfactory form of development which would not accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.