
Site Address:	14 Lansdowne Avenue, Waterloooville, PO7 5BL		
Proposal:	Conversion of existing domestic garage to annex		
Application No:	APP/21/00828	Expiry Date:	04/10/2021
Applicant:	Mr R Kurian		
Agent:	Mr A Gladman	Case Officer:	Graham Speller
	A J Gladman		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the north eastern side of Lansdowne Avenue and is occupied by a single storey semi detached bungalow with accommodation in the roofspace.
- 1.2 To the rear, and accessed by a shared driveway, is a detached single storey garage, the subject of this application.
- 1.3 The surrounding area is residential in character with houses of varying styles and design.

2 Planning History

- 2.1 There is no relevant planning history.

3 Proposal

- 3.1 Conversion of existing domestic garage to annex.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011

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

Councillor Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

Developer Services, Southern Water

- The 150 mm public foul sewer requires a clearance of 3 metres on either side of the gravity sewers to protect it from construction works and to allow for future access for maintenance.

- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.

- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.

- All existing infrastructure should be protected during the course of construction works.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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

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

- (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 The proposals would create a detached annex using the existing garage building. The annex would be relatively small and unlikely to become a separate residential unit in the future, however, this can be controlled by a suitable condition in any case.
- 7.4 Policy H6 of the Submission Havant Borough Local Plan requires annexes to be, and remain, ancillary to the host dwelling. The modest size of the building and the limited suite of accommodation it would provide relative to the host dwelling would indicate this to be the case.
- 7.5 It also requires that sufficient private amenity space remains to serve both the host dwelling and the annex and that there is no boundary demarcation or sub division of the curtilage areas between the host dwelling and annex. The submitted plans show no sub division of the curtilage, with the amenity space remaining as is for the combined accommodation, which is considered acceptable for the host dwelling and annexe combined.
- 7.6 It is acknowledged that the internal space of the proposed annex is small, however, there are no minimum space standards for annexes.
- 7.7 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

- 7.8 The proposals involve inserting a window where the current garage door is. This could result in unacceptable overlooking and loss of privacy to the adjacent property, No.12. However, the proposed internal layout shows the front of the building will be a shower room and not a habitable room. In these circumstances, it would be appropriate to condition this window to be obscurely glazed and non opening below a height on 1.7m from internal floor level in order to prevent any overlooking and loss of privacy.
- 7.9 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

- 7.10 The proposal would result in the loss of the garage parking space; however, adequate hardstanding is available for off street parking to the front of the dwelling.

8 Conclusion

- 8.1 The proposed conversion of the existing domestic garage to an annex would have

limited and acceptable impact on the character of the locality and 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/21/00828 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 PLAN

COMBINED PLAN

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in the following materials:

Walls - render

Roof – tiles as existing

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 residential annex hereby permitted shall be occupied solely for purposes ancillary or 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 in an inappropriate location, and has insufficient internal and amenity space to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No soakaways, swales, ponds, watercourses or any other surface water retaining or conveying features shall be located within 5 metres of public or adoptable gravity sewers.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site and having due regard to Policy CS19 of the Havant Borough Local Plan (Core Strategy) 2011.

- 6 The shower room window in the south western (front) elevation hereby permitted shall at all times be and remain:
- (i) glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4; and
 - (ii) only openable above a height of 1.7m above the internal floor level of the room to which it serves.

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.