

Recommendation: **GRANT PERMISSION**

Residential parking and cycle standards

5 Statutory and Non Statutory Consultations

None

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 the design and impact on the streetscene
- (iii) Effect on the neighbouring properties
- (iv) Use of the extension

(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 control criteria.

(ii) Appropriateness of the design and impact on the streetscene

7.3 The proposed development would be partially visible from the public realm to the front and side (south). The development would result in a substantial increase to the original ground floor footprint of the property, however it is considered that this can be adequately accommodated within the extent of the site and sufficient amenity space would still be retained in the rear garden area. The proposal is of a flat roof design but this accords with the existing outbuilding to be demolished, therefore it cannot be demonstrated that demonstrable harm will be caused to the visual amenities of the streetscene through the construction of this proposal. Sufficient parking provision is available on site and should be conditioned to be retained.

(iii) Effect on the neighbouring properties .

7.4 The proposal is to be situated close to the northern and southern boundaries. It extends 3.5m (approx) beyond the rear of the neighbouring dwelling to the north. Predominantly, it will only be the upper part of the development will be visible above the high boundary wall. As such it is not considered that there will be an unacceptable adverse impact on the amenities of the occupiers of this dwelling. To the south of the application site, the dwelling house is located further from the shared boundary and any impact is ameliorated through this separation distance and southern orientation.

As such, it is not considered that there will be an unacceptable adverse impact on the amenities of the occupiers of this dwelling.

(iv) Use of the extension

- 7.5 The annexe would be contained within the main property, although it would have a separate entrance and could potentially be utilised as a self-contained unit. The use of the accommodation is for elderly relatives which was confirmed by the applicants during the Officer's site visit. However, It is important that the ancillary relationship between the extension and existing dwelling be maintained, as independent occupation would suffer from lack of amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also fall contrary to the NPPF and policy CS17.
- 7.6 In addition, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11(11) and Allocations Plan policy DM24. For these reasons, a planning condition is recommended to restrict the use of the extension only for the stated purpose, precluding it from being established as a separate unit of accommodation.
- 7.7 It is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/15/01226 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 Compulsary Purchase Act 2004.
- 2 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.

- 3 The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.
Reason: In the interests of highway safety and having due regard to policy DM13 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 a satisfactory position, has insufficient amenity space and has insufficient on-site parking 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Site and Location Plans drwg.no G201 rev A received 29 March 2016
Existing Floor Plans and Elevations drwg.no G100 rev B received 29 March 2016
Proposed Floor Plans and Elevations drwg.no G101 rev B received 29 March 2016
Reason: - To ensure provision of a satisfactory development.