

Recommendation: **GRANT PERMISSION**

E22	(Amenity and pollution)
E1*	(High quality design)
H6*	(Residential annexes)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling East

No comment

Councillor R Raines - Hayling East

No comment

Developer Services, Southern Water

Thank you for your letter dated 12/11/2021.

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

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Please note the submitted plan indicates that the existing development lies close to the public foul sewer. Approval should be sought from Southern Water where an extension to a building or underpinning work would be close to the public sewer.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

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
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. The proposed annexe would be used for the daughter of the occupiers of the main property to provide care for them. There would be access to the annexe via the side gate directly into the rear garden however the existing garden would be shared by all occupiers. The annexe would also share services with the main property including postal address, water, electric and waste services.

7.3 Emerging policy H6 specifically relates to Residential Annexes and is a criteria based policy and in this instance the criteria would be met: there would be a functional connection with the host dwelling; it would be ancillary to the host dwelling; there is sufficient amenity space; and no demarcation or sub-division of curtilage would occur. Accordingly the proposed annexe is considered appropriate as ancillary accommodation in this instance.

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

- 7.4 The proposed annexe would be located at the end of the rear garden of no 24 . The annexe would be reasonably large in scale with a floor space of approximately 35 m2. The annexe would have dimensions of approximately 9.6 metres width, 4 metres depth and an average of 2.8 metres height as the roof would slope slightly. The elevations would be formed from composite light grey horizontal woodgrain effect cladding. The internal space would form a bedroom, kitchen/living space, cupboard and shower room/wc.
- 7.5 There are a few examples of larger outbuildings in the rear gardens of surrounding properties although this is the exception. The annexe would not be highly visible from the public realm and would not be a highly prominent visual feature from surrounding properties although the roof would project above the fence line by approximately 1 metre so it would be visible from the adjacent plots. Overall the visual impact is not deemed to result in harm to the character of the area .
- 7.6 The remaining garden area between the annexe and the rear elevation wall of the main property would be approximately 12 metres - this meets the minimum garden length requirements as stipulated in the Havant Design Guide of 10 metres. Despite this, this outdoor amenity space would not provide appropriate outdoor space for both the annexe and the main house as two separate dwellings and a condition will therefore be applied stipulating use of the annexe to be ancillary to the main dwelling.
- 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 annexe would be sited towards the end of the rear garden close to the rear boundary and would result in increased activity of the rear garden, with the relative residing in the annexe making trips back and forth between the annexe and the main dwelling. Despite this, the annexe would provide wc and kitchen facilities which would reduce trips back and forth to some degree. The annexe would be located away from surrounding dwellings and the additional activity is not considered to be substantial enough to result in harm to the amenity of surrounding properties.
- 7.9 Towards the north of the site is no 22 Webb Lane and towards the south of the site is no 26 Webb Lane. Towards the rear (west) of the site are the rear gardens of nos 17a and 19 Sea Grove Avenue. The annexe would feature high level windows to both side elevations. These windows would be largely above head height and would not provide any outlook back towards private amenity spaces. The rear elevation would feature a wc window - this would be partially visible above the fence line and would be top opening but would be sited a garden length away from the property to the rear and would be obscure glazed.
- 7.10 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

- 7.11 The existing property has 3 bedrooms and the annexe would result in one additional bedroom on site . The four bedroom total would require 3 parking spaces on site as stipulated in the Havant Parking SPD. A parking plan has been provided which shows 3 cars could be accommodated towards the front of the site - this would meet the parking requirements as outlined in the Havant Parking SPD.

(v) CIL

- 7.12 As a detached annexe the floor space of the proposed building is CIL liable. The floor space of 35 sqm results in a CIL liability of £5,203.13 however Annexe Relief has been claimed. The Draft Liability Notice will be sent to the agent shortly.

8 Conclusion

- 8.1 The proposed detached 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 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/21/01135 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:

Application form specifying materials uploaded on the 21.10.2021
Block plan uploaded on the 21.10.2021
Floor plan uploaded on the 21.10.2021
Front elevation uploaded on the 21.10.2021
Left elevation uploaded on the 21.10.2021
Rear elevation uploaded on the 21.10.2021
Red line plan uploaded on the 21.10.2021
Right elevation uploaded on the 21.10.2021
Parking plan uploaded on the 12.11.2021

Reason: To ensure provision of a satisfactory development.

- 3 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 independent unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position and has insufficient outdoor amenity space and access, 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.

- 4 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.

- 5 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the annexe hereby permitted the wc/shower room window in the ground floor on the rear elevation facing west 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.