
Site Address:	70 Padnell Avenue, Waterlooville, PO8 8DT		
Proposal:	Single storey 2 bed granny annexe.		
Application No:	APP/20/01085	Expiry Date:	05/02/2021
Applicant:	Mrs Colbourne		
Agent:	Shawn Lambert	Case Officer:	Graham Speller
	PWP Architects		
Ward:	Cowplain		
Site Visit Date:	10/06/2021		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Padnell Avenue and is occupied by a two storey semi detached dwellinghouse and detached double garage. The property has been extended at the rear.
- 1.2 The surrounding area is residential in character with properties of varying styles and design.
- 1.3 There are TPO trees on the rear boundary.

2 Planning History

96/61573/000 - Single storey rear extension, PERM,22/07/1996

3 Proposal

- 3.1 Detached single storey 2 bed granny annexe.
- 3.2 The proposals also include a small covered way to the rear of the existing extension.
- 3.3 The proposals have been amended during the course of its consideration in that the size of the proposed building has been reduced. The amended plans also now show one bedroom rather than two as previously proposed. However, it still includes a study room and the agent comments that this could double as a bedroom/carer later down the line. Therefore, the description of the proposed development has not been changed. Neighbour consultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
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)
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

Arboriculturalist

No comments received.

Councillor A Briggs - Cowplain

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments 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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of representation on revised plans raising the following issue:

- Now object as the owner has sold the property so a granny annex is no longer relevant

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) Impact on trees
- (vi) 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.

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

7.3 The proposals would create a detached annex partly on the footprint of the existing double garage that would be removed.

7.4 As noted above, the proposals have been amended in that the proposed building has been reduced in size. In addition, the proposed building has been sited further away from the western boundary and reduced in height.

7.5 The annex would contain all the necessary facilities for day to day domestic existence and capable of being used as a separate dwellinghouse. However, the applicant confirms that the accommodation would be ancillary to the main dwelling and would not have a separate address or curtilage. The applicant is also happy to have a condition attached to any permission restricting the use of the annex solely for ancillary use.

7.6 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.

7.7 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. As noted above, the applicant has advised that there would be no separate curtilage. The amenity space for the host dwelling and annex combined is considered sufficient.

7.8 It is acknowledged that the internal space of the proposed annex is relatively small, however, there are no minimum space standards for annexes.

7.9 The small covered way at the rear of the existing extension is considered acceptable.

7.10 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

7.11 As noted above, the proposed annex building has been reduced in size and moved further away from the western boundary.

7.12 A representation has now been received on the revised plans stating that the owner has now sold the property and therefore an annex is no longer required. Whilst the design and access statement made reference to the particular needs of the applicant, there is no policy requirement to justify the requirement for a new annex. Any permission would run with the land and, in this instance, any permission would not be specifically tied to the existing occupiers and therefore not a 'personal permission'. Any future occupiers may well consider the provision of an annex building and a suitable condition can be imposed to ensure that it would be used ancillary to the main dwelling house and not occupied as a separate residential unit.

7.13 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).

(iv) Parking

- 7.14 The proposals would result in the loss of the existing double garage, however, there would still be sufficient parking provision available.

(v) Impact on trees

- 7.15 There was a group of TPO trees at the rear boundary, however, one large tree was damaged and brought down in a storm. Another tree was removed, and the applicant advises that it was diseased and in poor condition. Whilst no arboricultural information has been submitted with the application, the proposed development would be partly sited where the existing double garage is. It is considered that the proposed development would be sufficiently far enough away from the remaining trees.

(vi) CIL

- 7.16 As a detached annexe the proposal attracts liability for CIL - however in this case it is noted that the applicants have submitted a Self Build Exemption form.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area and the visual amenities of the street scene 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/20/01085 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

1000 REV E - AMENDED PROPOSED SITE LAYOUT

1001 REV C - AMENDED EXISTING LOCATION AND SITE LAYOUT

1004 REV D - AMENDED PROPOSED GROUND FLOOR PLAN

1002 REV E - AMENDED PROPOSED ELEVATIONS SHEET 1

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the Local Planning Authority:

Walls: white through colour render/PPC Aluminium eaves panel/fascia – colour grey

Roof: Alwitra/Sarnafil single ply roof – colour grey

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 annex hereby permitted shall only be occupied in connection with, and ancillary to, the occupation of the existing dwelling on the site, and in particular shall not be separately let, sold or otherwise occupied as a separate independent dwelling.

Reason: Due to its small size and location in relation to adjoining development the accommodation would be out of keeping with, and detrimental to the amenities of other properties in the locality, which would be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.