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|-----------------|-------------------------------------------------------------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 14 Billett Avenue, Waterlooville, PO7 7SZ                                                                                     |               |             |
| Proposal:       | Proposed single storey rear and side extensions, part conversion of garage into habitable accommodation to form granny annex. |               |             |
| Application No: | APP/21/00406                                                                                                                  | Expiry Date:  | 31/05/2021  |
| Applicant:      | Mr & Mrs McGeechan                                                                                                            |               |             |
| Agent:          | Mr Harding                                                                                                                    | Case Officer: | Tina Pickup |
|                 | BH Architecture Ltd                                                                                                           |               |             |
| Ward:           | Waterloo                                                                                                                      |               |             |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The application site relates to a substantial detached dwelling located on the south side of Billett Avenue, set in a large plot. It currently comprises a 1930's style double gable fronted dwelling, constructed of red brick at ground floor with cream painted render above, beneath a traditional red tiled hipped roof. There is a pitched roof garage located adjacent the western boundary, which is linked to the house via a flat roofed extension. The frontage of the site is open, with a large TPO'd oak tree in the north-east corner. The land slopes down to the south. The rear garden is long, some 58m from the end of the garage. There is a further TPO'd oak tree within the rear garden and other mature trees.

The property immediately to the west, number 12, is another substantial detached dwelling that has undergone large extensions under APP/13/00957. The ground floor footprint of this dwelling now extends to within a couple of metres of the shared boundary and up to at least the mid-way of the application sites garage.

## **2 Planning History**

01/62970/002 - Removal of 3 limbs (2 southern side & one on the west side) of an Oak tree (T1) at 14 Billett Avenue subject to TPO 1221., PERM,17/12/2001

00/62970/001 - Removal of a small limb on an Oak tree (T3) within the rear garden of 14 Billett Avenue, subject to TPO1221., PERM,11/12/2000

APP/11/00888 - Demolition of existing 'lean to' extension and construction of single storey side extension. New front entrance porch. , PERM,01/06/2011

APP/12/00858 - Crown lift to 4m 1No. Oak (T4) subject to TPO 1209., PERM,12/10/2012

APP/15/00006 - Reduce laterals of 1No. Oak (T1) by 2m overhanging driveway and house at No. 1 High Trees subject to TPO 1209., PERM,10/02/2015

APP/18/00900 - Reduce crown of 1No.Oak tree by 3m and lowest limbs on eastern sector by 4m, subject to TPO 1221., PERM,09/11/2018

APP/19/00916 - Crown reduce height of 1No. Oak (T2 on plan) by 8m and width by 4.5m leaving a finished height of 8m and crown spread of 6.5m; Crown reduce height

of 1No. Oak (T3 on plan) by 6m and width by 3.5m leaving a finished height of 11m and crown spread of 4.5m. Subject to TPO 1222., PERM,24/10/2019

### **3 Proposal**

Proposed single storey rear and side extensions, part conversion of garage into habitable accommodation to form granny annex.

It is proposed to add a 10m long extension to the rear of the garage, having a width of 4.1m for use as a granny annexe. This would have a pitched and hipped roof, set lower than the frontage original garage. Other works include a small flat roofed rear extension across part of the existing rear elevation, linking to the existing garage.

### **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

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| CS17 | (Concentration and Distribution of Development within the Urban Areas)            |
| DM13 | (Car and Cycle Parking on Residential Development)                                |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

#### 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

|     |                                 |
|-----|---------------------------------|
| E22 | (Amenity and pollution)         |
| E1* | (High quality design)           |
| H6* | (Residential annexes)           |
| E18 | (Trees, hedgerows and woodland) |

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

### **5 Statutory and Non Statutory Consultations**

#### **Arboriculturalist**

There are trees subject to TPO on this site. Having read the report and Tree Protection Plan I require more information on the ground protection around the Oak T4. At the moment its position is shown as approximate and the exact layout of ground protection is unclear. This is an important tree and needs to be adequately protected to ensure its rooting area isn't impacted by machinery movement over the roots. Please could this be made clearer.

#### Officer comment:

An additional tree protection plan has been provided showing protection to the frontage

TPO tree

**Arboriculturalist comment on additional plan:**

Thank you for the updated plan. Providing the Arboricultural Method Statement and Tree Protection Plan is followed there should be no damage to any trees and I therefore have no objection to the proposal. No development should commence until the Protective fencing and ground protection is in place.

**Southern Water**

Exact position of the public foul and surface water sewers must be determined on site by the applicant;

public foul and surface water sewers require 3m clearance either side; no new tree planting within 3m; no new soakaways, swales, ponds, watercourses or other surface water retaining feature to be within 5m; all existing infrastructure to be protected during construction works.

see guidance for tree planting restrictions

if any other sewer found during construction works then must be investigated;

Formal application required for any new connection

surface water discharge should follow hierarchy set out in part H3 of Building Regs & reuse encouraged.

Officer Note

from the plan provided the sewers are at least 15m away from the proposed extension

**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: 0

| Comment       | Officer Comment |
|---------------|-----------------|
| None 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 and annexe use
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Impact on trees
- (v) Parking
- (vi) CIL

- (i) Principle of development and annexe use

- 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 proposal includes conversion of the rear part of the existing garage into a kitchen to serve the proposed extension which would form an annexe for an elderly relative. This would be capable of independent occupation by virtue of it including all facilities ie kitchen, bathroom, bedroom and living area. However the only access to this accommodation would be via the main house - either through the front garage or through the main house, or round the side garden. It is therefore unlikely to be occupied or sold off separately as it forms an integral part of the single family dwelling. Emerging policy H6 relates to residential annexes and this proposal would meet those emerging criteria. Since there is a functional link and the use of the extension would remain part of the single family dwelling planning unit, then there is no objection in principle to the proposed development.

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

- 7.3 The site is substantial and can readily accommodate the proposed 10m long extension which would remain proportionate to the host dwelling and grounds. Being to the rear, the proposal would not have any adverse impact on the visual appearance of the property in street scene terms. 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).

(iii) Effect on neighbouring properties

- 7.4 The pitched and hipped roof is set lower than the main garage and would provide a logical step down in height to follow the gradient of the land. Nevertheless the proposed eaves height from natural ground level would be up to 3m at its southern end. The extension is stepped off the shared boundary by 450mm in parts, but due to a taper, would effectively form the shared boundary. The supporting D & A statement indicates that the existing fence would be removed and not replaced, which would enable better protection of a bay tree within number 12. The retention of this bay tree would offer some mature screening to the proposed development from number 12's rear extension which is also slightly elevated to take account of falling natural ground levels.
- 7.5 It is also noted that the orientation of the site is such that the proposed development would lie to the south-east of Number 12 and as such any overshadowing would be limited to early morning. Overall, given number 12's substantial extension and similar large plot, the outlook to this boundary and relationship with the proposed extension would not be overly harmful in the context of the wider setting. It is noted no letters of objection were received with respect to the scheme and the supporting D&A statement indicates that the proposal has been discussed with the occupiers of number 12.
- 7.6 On balance, it is considered that the proposal will not appear overbearing or enclosing and would have limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- (iv) Impact on trees
- 7.7 An Arboricultural report accompanies the application. The bay tree in the neighbours garden is to be retained; a yew tree close to the western boundary would be within about 4m of the end of the proposed extension and beyond its RPA; the TPO'd oak

tree beyond that. Protective fencing is proposed around the yew and oak tree in the rear garden. The frontage oak TPO'd tree, whilst some distance from the proposed works, nevertheless lies on the logical route that builders would use to access the rear garden. Therefore the Council's Arboricultural officer requested that protective fencing be added around this tree to prevent builders parking, storage of machinery and materials and any damage en-route to the rear garden etc. This has been forthcoming and the siting of the fencing would allow rear access but protect the majority of the RPA.

- 7.8 Overall the Arboricultural officer notes that with the provision of the protective fencing and AMS adhered to, then there would no harm to the trees on site and raises no objection. These matters can be conditioned.

(v) Parking

- 7.9 The reduction in the size of the existing garage to 5.7m internal length falls marginally below the standard of 6m set in the Parking SPD, but is likely to be adequate to continue to park a car. The site also has a large block paved drive area sufficient for the parking of at least 6+ cars and turning. There is therefore no objection on highway parking grounds, the site can readily accommodate sufficient parking in compliance with policy DM13 and the Parking SPD.

(vi) CIL

- 7.10 Because the proposed annexe is connected to the host dwelling and less than 100sqm in floor space, it is not CIL liable.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposed annexe would have limited and acceptable impact on the neighbours and would be sufficiently integrated into the main house to remain ancillary accommodation as part of a single family dwelling. The trees on the site would be adequately protected and overall the proposal is considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00406

(A) 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 and Block Plan Drawing number 954.5 on Council's website dated 29 April 2021

Design & Access Statement by BH Architecture Ltd dated 31st March 2021

Arboricultural Report by Johnston Tree Consultancy dated March 2021

Tree Quality Assessment Plan on Council's website dated 29 April 2021

Tree Protection Plan Drawing number 954. 3 Rev A on Council's website dated 29 April 2021

Tree Protection Plan Drawing number 954. 5 Rev A on Council's website dated 11 June 2021

Proposed Ground Floor & Roof Plan Drawing number 954.3 on Council's website dated 29 April 2021

Proposed Elevations Drawing number 954.4

**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:** Access to the annexe would be unsatisfactory 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, emerging policy H6 of the Submission Havant Borough Local Plan 2036, and the National Planning Policy Framework.

- 4 The hereby approved development shall not commence until the protective tree fencing has been erected around the rear trees T2 and T3 and the frontage tree T4 in accordance with the Tree Protection details shown on Drawing number 954. 3 Rev A and Drawing number 954. 5 Rev A. Thereafter the fencing shall be retained to the satisfaction of the Local Planning Authority for the duration of the construction works. The development shall be carried out in strict accordance with the details set out in the Arboricultural Report by Johnston Tree Consultancy dated March 2021.

**Reason:** To safeguard the health and well being of protected trees in accordance with policies CS11 and DM8 of the Havant Borough Core Strategy 2011 and the NPPF.

- 5 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.