
Site Address:	59 Nutwick Road, Havant, PO9 2UQ		
Proposal:	Single storey annexe to west elevation.		
Application No:	APP/15/01055	Expiry Date:	18/01/2016
Applicant:	Mr & Mrs Cocks	Team:	Team 1
Agent:	Mr Bessant	Case Officer:	Bee Crawford
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey link detached property and garage situated on a corner plot. It has a brown tiled pitched roof and elevations of red multibrick with brown cladding and tile hanging. The site is level with open vehicular access to the front, a concrete drive and an area of grass. The rear garden is mainly laid to lawn with shrub borders and is enclosed to all boundaries with 1.8 metre high fencing and additional trees to a height in excess of 4 metres to the rear boundary.
- 1.2 The adjoining link detached two storey property is to the east, the front aspect of two storey semi-detached properties are to the west and opposite and the side aspect of a two storey link detached property is to the rear. The area is of medium density with modern two storey link detached and semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey annexe to the western elevation of the property. It is 4 metres in width (reducing to 1.7 metres for a depth of 1 metre at the front of the property), 10.8 metres in depth, with a mono-pitched and pitched roof to an eaves height of 2.2 metres and 3.1 metres to the front, the ridge height for the section which projects beyond the rear elevation of the property is 3.3 metres and the height of the mono-pitched roof element attached to the property is 4 metres.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment. Providing the annexe is used ancillary to the use of the main building then no additional parking is required.

Arboriculturalist

The AIA dated 19 November is acceptable. No tree removal is required to facilitate this project and provided that the methodology prescribed in the AIA and tree protection plan is strictly adhered to (inclusive of site monitoring works), the off site Ash tree will survive the development unscathed and continue to grow safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

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: 9

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 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 application site is on a corner plot and the proposed development would be

partially visible from the public realm to the front and side (west). The development, together with the existing two storey side extension would result in a substantial increase to the original 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 application is for additional residential accommodation and following the submission of a CIL Self Build Residential Annex Exemption Claim Form it is considered CIL is not pertinent in this instance. The design and appearance of the proposal is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the neighbouring properties _

- 7.4 The proposal is to be situated close to the western boundary, the front corner is on the property boundary and the extension projects away from the boundary to a maximum distance of 3.4 metres. The highway is adjacent to this boundary and the windows in the western elevation of the proposal will be partially screened by the existing 1.8 metre high fencing. The front elevations of the properties opposite are approximately 17 metres away. The patio doors in the rear elevation are 7 metres from the boundary which benefits from high hedge screening and the windows in the eastern elevation of the extension are 13 metres from the eastern boundary and considered to be an acceptable distance from the neighbouring property. The design of the roof pitches away from the eastern and western boundaries of the property, reducing any perception of the development being overbearing.

(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. Supporting information has been submitted with the application indicating the use of the accommodation is for a disabled relative 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 No objections were received with respect to the scheme and 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).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01055 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 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 / 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.
- 4 The development must be undertaken in accordance with the Arboricultural Impact Assessment dated 19/11/2015 and Revised Tree Protection Plan supplied by Kim Gifford, Arboricultural Consultant.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 01 Location plan, existing elevations and floor plan
Drg No. 02 Proposed site plan and indicative 3D images
Drg No. 03 Proposed elevations and floor plan
Arboricultural Impact Assessment dated 19/11/2015
Revised Tree Protection Plan

Reason: - To ensure provision of a satisfactory development.