
Site Address:	23 Priorsdean Crescent, Havant, PO9 3AR		
Proposal:	Erection of detached annexe.		
Application No:	APP/21/00483	Expiry Date:	21/06/2021
Applicant:	Mr Lee-Ward		
Agent:	Mr Paul Weeks	Case Officer:	Tina Pickup
	Endure Building Design		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site, number 23 Priorsdean Crescent, relates to a mid terrace, two storey dwelling located on the north-east side of the Crescent. It is constructed of render elevations beneath a concrete tiled roof and set back from the highway with hard surfaced frontage for the parking of 2 cars. Immediately to the west of number 21, is a footpath through to the open space running along the Hermitage Stream to the rear of the site. The application site lies outside the current day flood zone but when taking into account climate change, the rear section of the garden lies within the flood zone.

To the rear the garden is some 24m long, flat and bounded by old close boarded fencing. The property currently has a half width small lean to style conservatory/extension to the rear, though it is noted that a recent prior notification has confirmed that a full width, 4.5m deep extension does not require prior approval and is likely to be constructed soon. Nevertheless, the rear garden would still be some 19.5m long.

The neighbouring dwelling, number 21, has a large outbuilding with flat green roof across the rear of its garden, with further sheds/outbuildings attached. Number 25 has some small outbuildings at the rear of the garden, and further within the same terrace, number 27 also has some very large outbuildings.

2 Planning History

APP/21/00340 - Prior notification for single storey development extending 4.50 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3.0 metres and a maximum height of 3.30 metres. GPDC, 15/06/2021

3 Proposal

Erection of detached annexe.

The proposed building would measure about 8m x 5.8m x 2.9m high and it would be sited such that there would be a 1m gap to the south-eastern boundary. It would be constructed with render finish to match the main house. Internally it would provide a living room, bedroom and bathroom. The supporting Planning Statement indicates that the annexe would be for an elderly relative who requires support and there would be no kitchen provided with a functional link being retained with the main dwelling.

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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)
CS21 (Developer Requirements)
DM10 (Pollution)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM18 (Protecting New Development from Pollution)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

[n/a](#)

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

5 Statutory and Non Statutory Consultations

None necessary

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: 5

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 use
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Parking
- (v) Flood Risk
- (vi) CIL

(i) Principle of development and 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 proposed annexe would be used for an elderly relative with functional link of meals taken in the main dwelling. The only access to the annexe is currently via the main house (though it is acknowledged that it would be possible to put a pedestrian gate within the rear fence with direct access to the open space behind) and the existing garden would be shared by all occupiers.

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 outbuilding, whilst relatively large, is similar in scale to other outbuildings within the terrace. Benefiting from long rear gardens, large outbuildings are a common feature of the properties on the north-east side of Priorsdean Crescent. The design and appearance of the proposal is therefore deemed appropriate in context to the site and its surroundings, and is 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 any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 Whilst there could be more activity within the rear garden and pedestrian trips from main dwelling to annexe, in this established residential area, the potential additional noise and disturbance would be marginal and not considered sufficient to cause material loss of amenity to neighbouring residents. In terms of impact from mass and bulk of the structure this would have limited impact on number 21 as it would align with their existing large building. Two windows are proposed in the side elevation which would face number 25, but the intervening boundary fence would protect from any loss of privacy.

7.6 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, 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

- 7.7 The existing property has 3 bedrooms and as originally constructed would have had no on site parking. Two frontage spaces have since been provided. Whilst the annexe is tantamount to a 4th bedroom, it is acknowledged that the occupier would be an elderly relative unlikely to drive. Since the occupation of the annexe would be on an ancillary basis with shared trips/visitors/deliveries etc with the main dwelling, then it is not considered necessary to require the provision of a 3rd parking space.

(v) Flood risk

- 7.8 It is noted that if climate change is taken into account then the area for the proposed siting of the annexe would fall within the flood zone. However the main dwelling would still lie outside this zone and as such any future occupiers could take safe refuge in the main house in the event of a flood.

(vi) CIL

- 7.9 As a detached annexe the floor space of the proposed building is CIL liable. The floor space of 37.88 sqm results in a CIL liability of £4,505.01 but 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 relate well to the host dwelling maintaining a functional link, and 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/21/00483

(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:

Planning Statement by Endure Building Design PP-09765524
Location & Block Plan Drawing Number 2105-PL-001
Proposed Plans & Elevations Drawing Number 2105-PL-002

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 on-site parking 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 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.