
Site Address:	252 Milton Road, Cowplain, Waterloooville, PO8 8TX		
Proposal:	Detached single storey annexe to rear. (Revised Application)		
Application No:	APP/16/00240	Expiry Date:	05/05/2016
Applicant:	Mrs Papp		
Agent:	Mr Clark	Case Officer:	Daphney Haywood
	Roger Clark(Architectural Services)		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi-detached bungalow with detached single garage located on a relatively small site within a primarily residential area of bungalows and chalet bungalows. Work has commenced on the construction of an annex, but the development was not in accordance with the approved plans.

2 Planning History

APP/15/00150 - Detached single storey annexe to rear., PERM,02/04/2015

APP/16/00210 - Application for Non-material changes to Planning Permission APP/15/00150 relating to extension of walls to account for width of cavity walls and internal insulation and removal of one window., refused

3 Proposal

Detached single storey annexe to rear. (Revised Application). This application has been submitted to regularise the situation, and involves an increase in width of 0.5m.

4 Policy Considerations

National Planning Policy Framework

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)

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

5 Statutory and Non Statutory Consultations *(Comments in respect of previous application)*

Development Engineer - Highways

The Highway Authority has no adverse comment to this application providing the annexe is only used as incidental to the main building. I would suggest that the Planning Authority conditions that at least two parking spaces should be provided along with cycle facilities in order to comply with the HBC parking standards

Environmental Health Manager, Community Group
no adverse comments to make with regard to this application

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: 1

Summary:

Concerned about location and height of the annexe.

Comment:

The location of the annex and its height are, in respect to the boundary to the objectors' property, as previously approved, and this has been explained to the neighbour.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed annexe would be set back beyond the rear of the existing dwelling and would not be prominent in the street scene, and as such would accord with the requirements of Policy CS16c.

(iii) Impact upon residential amenity

The impact on the neighbouring properties was considered under the previous application and found to be acceptable. The annex as now proposed is only 0.5m wider than the extant permission, having been reduced from the 1.2m increase sought under the refused non-material amendment application. Whilst the site is relatively tight, this small increase in width for the rear part of the annex will have little additional impact on residential amenities and is considered acceptable.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00240 subject to the following conditions

- 1 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.
- 2 The windows in the south side elevation of the building shall:-
 - (i) consist of at least two lights divided horizontally with only the top light capable of being opened, and shall be maintained in that condition at all times; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
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 2012
- 3 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 4 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: In the interests of clarity and because the annexe building is not of a satisfactory form or position to be occupied separately from the main

dwelling being unrelated to the form and character of existing development in the vicinity and given the limited amenity space, on-site parking and the likely increase or concentration of activity, noise and disturbance which would arise from separate occupation; having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within the north or east elevations of the building hereby permitted, without the prior written approval of the Local Planning Authority.

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 2012

- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan and Site plan 240/396/4

Floor plans and elevations 240/396/1-version2

Section and details 240/396/2

Reason: - To ensure provision of a satisfactory development.