
Site Address: 33 Havant Road, Emsworth, PO10 7JD
Proposal: Replace existing garage flat roof with pitched roof and formation of habitable rooms within roof space to form annexe to main house.
Application No: APP/16/00646 Expiry Date: 17/08/2016
Applicant: Mr Ellicombe
Agent: Mr Wright Case Officer: Emma Chisnall
 Bizzy Blue Design Ltd
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Havant Road is a large detached dwelling constructed of a cream render with a red clay tiled pitched roof. The dwelling is situated on level ground and is mainly hidden from the streetscene as it is positioned behind No 35 and is accessed via a side drive. The amenity space to the front of the dwelling is substantial and contains a moderate amount of space used as lawn to the west of the dwelling with the majority of space being hard-surfaced for the provision of parking multiple cars. A double garage is located along the shared boundary of No 35 to the south of the site which is constructed of brick approximately 2m high. The boundary to the east and west is predominantly made up of high level hedging with a few mature trees present.

2 Planning History

07/72783/000 - Two storey rear extension. Single storey front extension. ,
REF,29/02/2008
08/72783/001 - Two storey rear extension, single storey front extension. (Revised application.), PERM,28/04/2008

3 Proposal

Replace existing garage flat roof with pitched roof and formation of habitable rooms within roof space to form annexe to main house.

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)

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Arboriculturalist Officer Comment:

With regard to the application and tree constraints: I would like to see some form of ground protection along the access drive – this has not been highlighted other than protective fencing is not practical in terms of vehicular movement. No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to the trees will survive the development unscathed and to continue to grow on 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: 29

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- 1) Comment made that the change to the garage roof would be out of sight to No 10 and that works seem a reasonable improvement to the property.
- 2) Comment made that annexe should not be made into a separate dwelling.

Comment: The decision will be conditioned to ensure that the annexe is not used as a separate dwelling.

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 character of the area
- (iii) Impact upon residential amenity
- (iv) Trees

- (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. The objectively assessed need is considered to be acceptable and evidence has been submitted to support the use of the annexe and the need to help and support a direct family member. In principal the development is considered acceptable subject to conditions.

(ii) Impact upon the character of the area

Due to the position of No 33 being situated behind No 35 it is considered the annexe would not be readily viewable from the streetscene even though it is to be positioned to the front of the dwellinghouse as it is far enough away from the main road to be obscured. Therefore it will be hidden from the public domain and should not appear dominant or out of place along Havant Road.

The design of the proposed annexe is considered to be sound and although it is to have two floors it is considered to be of an acceptable size and in proportion to this type of development. The shape of the roof is pitched and small and due to the already established development from the garage it is considered the additional floor should not create significant additional bulk and therefore it should not appear obtrusive.

The annexe is proposed to be built in matching materials to that of the main house which should help it look in keeping to the main dwelling and surrounding area, maintaining character.

(iii) Impact upon residential amenity

The annexe is proposed to be located where the existing garage is which runs parallel to the shared boundary with No 35. The boundary is made up of 2m wall which the existing garage breaches marginally in height. No 35 Havant Road have a lean to structure which runs the length of the boundary wall creating distance between the amenity space of No 35 and the existing garage.

Although it is noted the proposed annexe is in close proximity to the shared boundary to the south and west, it is considered the development should not impact the amenity currently provided at the neighbouring dwellings.

The proposed extension to the top of the garage has been designed to be hipped away from the dwellings at No 35/37 and is considered an acceptable height. Due to the position of the proposed development within the curtilage of No 33 it is considered light levels should remain protected to No 35 and the neighbouring dwelling to the west and no shading or over-shadowing should be created as a result.

The dwelling to the west of No 33 is set away from the shared boundary with No 33 which should help soften the appearance of the development. The design of the roof is a narrow pitch and therefore should not look visually obtrusive from the outlook of the dwelling and should maintain a currently acceptable view. Therefore the development can be considered acceptable.

(iv) Trees

Within the vicinity of No 33 there are some mature trees in close proximity to the proposed annexe. An arboricultural assessment has taken place to assess the potential harm caused to the trees and it has been determined that sufficient measures will be taken during construction to ensure the potential harm caused is minimised.

8 **Conclusion**

The dwelling occupies a plot with generous space to the front. The curtilage can accommodate the annexe to the size and scale proposed without compromising the private amenity space of the neighbouring dwelling or character of the area. The application accords with the requirements of adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00646 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 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 and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the recommendations of the Arboricultural Report by James Fuller Arboriculture Ref JFA0087 unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure the retention of trees in the interests of the character and amenities of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:
Existing and Proposed Floor Plan and Elevations Plan: Drawing No 1527/P/10/A
Block and Location Plan: Drawing No 1527/E/01
Design and Access Statement: Received 22.06.16
Arboricultural Report James Fuller Arboriculture Ref JFA0087
Reason: - To ensure provision of a satisfactory development.