
Site Address:	252 Milton Road, Cowplain, Waterloooville, PO8 8TX		
Proposal:	Detached single storey annexe to rear.		
Application No:	APP/15/00150	Expiry Date:	06/04/2015
Applicant:	Mrs S Papp	Team:	Team 2
Agent:	Mr Clark	Case Officer:	Daphney Haywood
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.

2 Planning History

None

3 Proposal

Detached single storey annexe to rear. This would be sited in a similar location to the existing single garage which is to be demolished. The proposed annexe would have a maximum depth of 7.8m and width of 6m, with a height of 2.65m. It would provide a bed/living room with bathroom.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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:

- Over development resulting in loss of amenity to No 254
- The boundary should not be encroached
- Possible use as a separate dwelling - a S106 is required to prevent use as a separate dwelling
- Working hours should be restricted to 9.00 to 17.00 Monday to Friday and not on public holidays

Comment: See section 7 in respect to over development and impact on No 254. Regarding the boundary the plans show all the work within the application site. Use as a separate dwelling would require a further planning application. Nuisance from construction working hours are covered by Environmental Health.

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 street scene
- (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 street scene

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 proposed annexe would be sited up to but not overhanging the boundary with the bungalow at No 254 to the north east. This property has a garage adjacent the side boundary with the application site, and whilst slightly larger than the garage to be demolished, the impact of the proposed annexe and the additional projection forward by approx 2.2m and modest increase in height is not considered to result in detriment. In respect to the impact on No 2 Birch Close, this property has a window towards the

rear of the side elevation however, the room is served by a further window to the rear and therefore whilst there will be some loss of light, the impact is considered acceptable.

The proposed annexe would be approximately 5m from the boundary with the chalet bungalow at No 252 to the west. It has been designed with the main living room patio doors looking towards the existing dwelling on the application site, and relatively small windows 1m by 1.05m facing the boundary, one at approximately 5m distant and the other approximately 8m from the boundary. The proximity of these windows has potential for loss of privacy and a condition requiring obscure glazing to maintain privacy is required to address this matter.

In respect to the potential impact on the neighbouring properties from activities associated with the proposed annexe, the development would provide accommodation for a single elderly relative and, whilst the plot is relatively small, this low level of ancillary occupation is considered to be acceptable and the proposal is considered to accord with the requirements of Policy CS16 1e.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00150, subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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 2012.
- 3 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.

- 4 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.

- 5 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.

- 6 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.

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

Location Plan and Site plan 240/396/3

Floor plans and elevations 240/396/1

Agent's emails of the 13 and 18 March 2015

Reason: - To ensure provision of a satisfactory development.