
Site Address:	4 Pinewood Avenue, Havant, PO9 3RD		
Proposal:	Demolition of existing garage and erection of a self contained annex.		
Application No:	APP/15/01327	Expiry Date:	15/02/2016
Applicant:	Mr D Phelps	Team:	Team 1
Agent:		Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Pinewood Avenue is a semi detached dwelling made with red brick walls and a concrete tiled pitched roof. It is situated on sloping ground from north to south along the road and also from west to east from the dwelling down to the garden. The front of the dwelling is hard-surfaced and is used for the provision of parking of two cars and the rear amenity space is lawn and used as garden space.

Between No 4 and the neighbouring property No 6 there is a shared driveway which leads to the garage space located at the end of the driveway to the rear of the dwellings which would provide additional parking.

The boundary around No 4 starts to the rear of the garage space on the northern boundary and consists of a 2m high fencing which is staggered along the sloping garden but remains the same height. Along the southern boundary between No 4 and No 2 Pinewood Avenue there is a fence approx 1m high with additional partial screening provided from bushes and greenery approx 1.5m high.

2 Planning History

None relevant

3 Proposal

Demolition of existing garage and erection of a self contained annex measuring 3.1m high, 8m long and 4.1m wide

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM10	(Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Council Design Guide Dec 2011

Havant Borough Residential Parking and Cycle Provision March 2010

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Biodiversity Information Centre:

Within 500m SSSI (Chichester Harbour)

Officer Comment: It is not considered that the proposal would result in a harmful impact on the SSSI

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: 2

Summary: Concern over the height of the proposal, the noise potentially generated from audio equipment and concern over additional parking of cars in a congested area.

Comment: A condition will be included with any decision to ensure the development shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and not 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

- (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 proposed annex is to house an elderly relative who is a close relation to the family. The annex will replace the existing garage and extend further into the rear garden.

- (ii) Impact upon the character of the area

The dwellings along Pinewood Avenue have a dominant style and pattern. Semi detached houses are separated with a shared driveway which leads to a flat roofed garage located at the rear of the dwellings.

The garages are only able to be partially seen from the streetscene due to the width of the shared driveway and the slope in ground level. The proposed works will not alter the design and shape significantly from the existing garage considering the development will be of similar width and height and will have a flat roof. Due to this it is not considered that the proposed changes would detract from the character of the area or alter the view from the streetscene significantly.

The proposed annex will be built using a brick finish which will ensure the proposed works are in keeping with the existing dwelling and garage and would not look out of place.

It is therefore considered that the proposed development is acceptable on these grounds.

(iii) Impact upon residential amenity

As the ground slopes from the west, measures will need to be put in place to raise the proposed development at the back to ensure it is level and not slanted when built. This will mean that the height of the proposed annex would be slightly higher than the existing garage. The boundary in place is considered adequate at 2m high and will partially screen the development from the neighbouring property at No 6, helping the development appear less dominant. The elevation to face No 6 will not have any windows or doors and as the proposed rooflight is at an adequate height it is not considered that No 6 would suffer from a loss of privacy or be over-looked from the proposed development.

Concern has been raised in relation to potential noise impacts from the occupation of the ancillary annex. The annex is to be located away from the main private amenity area to the rear of No.6 and there is no reason to think that noise impacts would be unacceptable. If a statutory noise nuisance were to occur, there is separate legislation which could address this matter.

The potential harm caused to No 2 Pinewood Avenue is considered minimal. The proposed works would include the installation of patio doors on the south elevation but due to the distance between the dwellings and the screening in place from the boundary it is considered the amenity space at No 2 should not be impacted negatively. .

It is considered that the size of the proposed works would not appear over bulky or cause a negative impact to the residential amenity of the immediate neighbours due to the established size of the existing garage.

(iv) Parking

The dwelling meets the requirements as outlined in the Parking and Cycle provision SPD 2010 and therefore will not be required to make provisions for additional parking.

8 Conclusion

4 Pinewood Avenue has adequate amenity space for the proposed annex to the rear

of the dwelling. The space available should ensure that there is no significant loss of residential amenity to the immediate neighbours nor a negative impact on the character of the area. Therefore the proposal is considered to accord with the requirements of adopted Core Strategy policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01327 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Site and Location Plan: Reference Number #00086698-988647
Floor and Elevation Plan: Drawing No 04-001C
Reason: - To ensure provision of a satisfactory development.
- 3 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.
- 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: The unit of accommodation will 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.
- 5 Notwithstanding the provisions of the General Permitted Development Order 2015 or its subsequent amendments no windows, doors or other openings shall be provided in the north facing elevation of the annex hereby permitted.
Reason: To ensure that the development has a satisfactory impact on neighbouring residents and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.