
Site Address:	Flat 2, 105 Havant Road, Emsworth, PO10 7LF		
Proposal:	Erection of ancillary outbuilding in rear garden (revised application).		
Application No:	APP/15/00696	Expiry Date:	19/08/2015
Applicant:	Mr Bukbardis	Team:	Team 2
Agent:	Mr Moore	Case Officer:	Richard Nash
	Plainview Planning LTD		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a generously sized building located on the northern side of Havant Road, east of its junction with Selangor Avenue. Originally a two storey dwelling, the building has been converted into two flats, with additional accommodation having been provided in the original roofspace. Each flat benefits from its own external amenity space and parking/garaging.

The current planning application relates specifically to Flat 2, which occupies the first and second floors of the building and is served by the northern part of the rear garden. The frontage to the site comprises some parking with a grassed amenity area bounded by planting, including protected trees.

To the east side of the building is a private gravel drive, named Chester Close and leading to parking, garages and other dwellings to the rear. The two separate garden areas for the flats are bounded by walling and fencing. Further protected trees are located within the garden of Flat 1 and a landscaping bed adjoining the private drive. The area is predominantly characterised by medium density residential land use, although there is an extensive area of open agricultural land on the opposite side of Havant Road, which is located within the Area of Outstanding Natural Beauty.

2 Planning History

APP/14/1180: Erection of a pre-fabricated timber granny annexe for an ancillary residential use. Approved.

3 Proposal

The current application proposes the erection of an ancillary outbuilding in the rear garden of Flat 2. The proposal is a revision of that previously approved, with a smaller building now being proposed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16	(High Quality Design)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist: Content with information submitted with previous application, subject to condition.

County Ecologist: No Comments.

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: 22

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: Nil.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity and other matters

(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 principle of an outbuilding at the property has been established by the extant planning permission.

(ii) Impact on the application site and locality

The proposal would be of a similar siting, finish and height, and lesser footprint (approximately 31 square metres as opposed to approximately 37 square metres) than that previously approved, and overall would have a lesser impact on the character and appearance of the application site and locality.

There was previously concern regarding the reduction in external amenity space that would arise from the proposed annexe. It was noted that there are no permitted development rights for the flat, so any further future encroachment could be controlled. The approved and now proposed buildings could not physically both be

constructed together.

Furthermore, there were particular circumstances in the previous case, whereby approving the proposal would have allowed a family member to continue living at the property. In that case, the use of a personalised condition was recognised as allowing the Council an opportunity to review the issue of amenity space at such time as the then proposed occupancy might cease. It is no longer suggested that the relative in question would occupy the building. However, the reduction in footprint of the proposed building would ensure that approximately 56 square metres of open garden would be retained, with a garden depth of approximately 8 metres. This is considered sufficient in the context of an urban flat.

(iii) Impact on neighbouring amenity and other matters

Given that the proposal would be of a similar siting, finish and height, and lesser footprint than that approved, it would have a lesser impact on the amenities of occupiers of neighbouring dwellings. The previous personalised condition also allowed for a review of parking at an appropriate stage - the current proposal does not result in any requirement for additional parking. Protected trees would not be affected by the proposal provided the previously submitted Method Statement is adhered to.

8 **Conclusion**

The proposed outbuilding would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site or locality, or on the amenities of occupiers of neighbouring properties. The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00696, 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 development hereby permitted shall be carried out in accordance with the following approved plans:

0207-09-14/01A (Location Plan)
0128-08-13/03A (Proposed Block Plan)
0207-09-14/05B (Proposed Elevations and Floor Plan)

Reason: - To ensure provision of a satisfactory development.

- 3 The development shall be carried out in full accordance with the Arboricultural Impact Appraisal and Method Statement prepared by Technical Arboriculture and received by the Local Planning Authority on 17 March 2015. All protection measures contained therein shall be undertaken and fully adhered to at all times whilst such implementation is in progress. Any such tree which is

nevertheless seriously damaged during that implementation shall be replaced within 6 months of the occurrence of such damage by another of the same species in the same position and of not less than Extra Heavy Standard when planted.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS16 and DM8 of the Havant Borough Core Strategy 2011 which form part of the Local Development Framework and National Planning Policy Framework, March 2012.

- 4 The building hereby permitted shall be used only for purposes incidental to the enjoyment of Flat 2, 105 Havant Road and shall not be used as a wholly separate dwelling or for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.