
Site Address:	3 Havant Road, Hayling Island, PO11 0PR		
Proposal:	Extend garage to north elevation and add first floor with balcony area and external staircase, to provide ancillary leisure space.		
Application No:	APP/15/00815	Expiry Date:	22/09/2015
Applicant:	Mr O'Shea	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the western side of Havant Road, just north of the Manor Rd/Church Rd roundabout in an open rural location - the site is beyond the urban area and therefore within the countryside. Numbers 1, 3 and 5 are all substantial detached dwellings set in large grounds, sited behind each other, accessed off a shared track running along their southern boundaries. The application site, No 3, is therefore the middle property and the main 2 storey dwelling is located on the plots eastern boundary with the curtilage located to the west.

The application site comprises a two storey dwelling with an existing detached double garage located to the north of the house, which is within 2.5m of the northern corner of the dwelling. Immediately to the west of the garage is an open swimming pool, with patio surround and enclosed with a trellis 2m high fence. The northern boundary of the site is densely hedged and well screened. The existing garage is red brick with fully hipped slate roof - the garage doors are on the southern elevation and the graveled drive extends in front of the dwelling to access the garage. Tucked against the hedge to the north of the garage is an old timber shed which acts as a pump house for the swimming pool.

2 Planning History

03/55050/002 - Installation of black insulated flue on east elevation of dwelling
Permission 21/05/03

96/55050/001 - Continued use of land as private domestic garden Permission
20/08/96

90/55050/000 - Outline application for single dwelling Refused 18/07/90

3 Proposal

The proposal involves extending the existing detached garage by 5.8m x 5.5m at its northern end, together with increasing its eaves height and adding a barn hipped roof across the whole garage to provide first floor space. The resultant eaves height would be 2.8m with an overall height of 5.4m. The ground floor extension would provide a garden store, pool pump house, shower/changing room and kitchen. External spiral stairs are proposed in the north western corner to access the first floor including a balcony with 2 patio doors to the internal space which would be left as one open area.

The applicants have advised that the intended use is purely for leisure purposes ancillary to the main house - the facilities will improve the use of the swimming pool and enable BBQ's etc to have a supporting kitchen sink, fridge etc rather than walking to the main kitchen in the house.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water - public foul sewer crosses site; formal application for connection to public foul and surface water sewer required; no new soakaways within 5m of sewer and no new trees within 3m; swimming pool backwash water should be discharged to public foul sewer - rate and times of this discharge must be agreed with Southern Water

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Proposed use
- (iii) Effect on character and appearance of area
- (iv) Impact upon residential amenity
- (v) Other matters - CIL & Sewers

(i) Principle of development

The application site is situated beyond any identified Urban Area on the Proposals Map and accordingly within the rural area. Policy AL1 of the Allocations Plan reflects the presumption in favour of sustainable development contained in the NPPF and Policy AL2 notes that land outside the defined urban area on Hayling Island is 'non-urban' rather than forming a formal undeveloped gap between settlements. Policy CS17 states that 'Development in the non-urban areas will only be permitted if it is consistent with the policies for the countryside set out in national policy'. The NPPF has a presumption in favour of sustainable development with land-use planning principles including taking account of the different roles and character of different areas, recognising the intrinsic character and beauty of the countryside and conserving and enhancing the natural environment. The effective use of land is encouraged by reusing land that has been previously developed (brownfield land) whilst protecting land of high environmental value. With respect to rural housing paragraph 55 of the NPPF states that isolated new homes in the countryside should be avoided, unless justified by, for example as essential rural worker housing, re-use of buildings or of exceptional design.

The site in question is not a particularly sustainable location and occupiers of the site are therefore fairly reliant on the private motor vehicle. Being in this isolated rural area, *if* the application had been for a new dwelling, with no supportive exception justification, then this would be contrary to policy in principle and not supported. However, the application is not for a new dwelling, but rather an extension to the existing garage with the accommodation proposed to be used for ancillary purposes. Therefore, provided the use is genuinely ancillary (to be considered below) then the principle of an extension to an existing dwelling in the countryside is acceptable, subject to detailed considerations.

(ii) Proposed use

The proposed layout plans do show both a kitchen and shower/toilet on the ground floor with a large first floor room and therefore the accommodation could be occupied independently of the main house and be considered tantamount to the creation of a new dwelling in the countryside. However, there are a couple of factors that make this unlikely in this case: firstly there would only be an external staircase linking the bathroom/kitchen with the first floor accommodation and this would deter its regular use as a dwelling. Secondly the close physical relationship with the main house - the garage building is just 2.5m from the corner of the main house and if occupied separately future occupants would have to pass very close to the main house - given the substantial nature of the dwelling and setting in large grounds, this is unlikely to be tolerated by the main dwelling.

Therefore it is likely that the proposed use for ancillary leisure purposes is genuine - the design and outlook of the extended garage is very much associated with the existing swimming pool enabling social functions to revolve around the pool. On this basis the principle of the proposal is acceptable and the accommodation can be conditioned as ancillary only.

(iii) Effect on character and appearance of area

The site lies outside the nearby AONB, SPA, SSSI etc but nevertheless within a rural area and is surrounded by open countryside to the north and south. However these boundaries are mature hedges and the site is well screened. The re-roofed garage, at 5.4m high, would sit lower than the ridge of the main dwelling and as such any long distance views of the roofscape would be appropriately subservient and seen against the backdrop of the main house. Being sited close to the main house the added built form is grouped with the existing buildings and there will be no visual encroachment into the more open parts of the site. The design and materials reflects the character of the main house and is considered visually acceptable. Accordingly the proposed development is not considered to be harmful to the landscape and would respect its local context and comply with policy CS11 and CS16.

(iv) Impact upon residential amenity

The site is large enough and the garage screened by the main house, that the proposed development will not be visible from either neighbouring resident. Therefore there will be no loss of amenity to neighbours.

(v) Other matters - CIL & Sewers

Extensions over 100sq m are CIL liable, but the proposed ground floor extension and first floor (excluding existing garage) amounts to approximately 74 sqm and hence is not CIL liable. With respect to the public sewer and future connections, swimming pool discharge etc these issues do not prevent planning permission from being granted, but the applicant must apply to Southern Water for the appropriate consents before commencing development. The applicant has been advised of this and this information can be added as an Informative. Feedback has also been received from the Hampshire Biodiversity Information Centre alerting to protected species either on or nearby the site - but the proposal would have no impact on these.

8 Conclusion

Provided the extended garage is used for ancillary accommodation only and not as a separate dwelling which would be contrary to policy in this rural location, then the proposed extension in terms of design and impact is considered appropriate to the site and setting. It is therefore recommended for conditional permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00815, 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 garage accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling

No. 3 Havant Road and shall not be used as a separate unit of accommodation, nor shall the building be enlarged or extended without the prior written approval of the Local Planning Authority and this condition shall apply notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order.

Reason: The separate occupation of the garage without justification would be tantamount to the creation of a new dwelling in the countryside harmful to the character of the area, contrary to paragraph 55 of the National Planning Policy Framework 2012 and policies AL1 and AL2 of the Havant Borough Local Plan (Allocations) 2014 and policies CS9 and CS17 of the Havant Borough Local Plan (Core Strategy) 2011.

- 3 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.

- 4 The development hereby permitted shall be carried out in full accordance with the following approved plans, including provision of the link:

1:1250 site location plan

Existing plans & elevations Drawing No: DA0_003-101

Proposed Plans Drawing No: DA0_003-301

Proposed Elevations Drawing No: DA0_003-401

Reason: - To ensure provision of a satisfactory development.