
Site Address:	2 Westmead Close, Hayling Island, PO11 0DS		
Proposal:	Single storey side and rear extension to create an annexe.		
Application No:	APP/15/00960	Expiry Date:	29/10/2015
Applicant:	Mr Read	Team:	Team 2
Agent:	Mr Bramble-Stewart	Case Officer:	Rachael McMurray
	GBS Designs		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in a residential area of Hayling Island. Westmead Close is characterised by detached bungalows with on site parking. No. 2 features a front garden enclosed by a low brick wall and a driveway which leads to a detached garage and workshop at the side/rear of the dwelling. The rear garden is enclosed by a fence and a high brick wall along the rear boundary.

2 Planning History

None relevant

3 Proposal

Single storey and rear extension to create an annexe following the removal of the existing garage and workshop.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required.

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: 0

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) Appropriateness of the design and impact on the streetscene
- (iii) Effect on the neighbouring properties
- (iv) Use of the extension

(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) Appropriateness of the design and impact on the streetscene

The extension would replace the existing low pitch garage with a flat roof side extension. Whilst the flat roof is not the most ideal design solution, it would be low in height and set back from the front elevation and therefore not highly prominent. The proposed extension would be 17.5m in depth however, this would only be an additional 2m on the depth of existing garage and workshop. Therefore the footprint of development on the site would not significantly increase. The property would have three bedrooms overall and would require two parking spaces on site. This could be easily achieved using the remaining hard standing driveway towards the front of the dwelling.

(iii) Effect on the neighbouring properties

The extension would extend a further 2m along the shared boundary with No. 3 (eastwards towards the front). However, it would not feature any windows along the side elevation facing onto No. 3 so the loss of privacy would be minimised. The extension would have an overall height of 2.7m and at that height, is not considered to form an overbearing presence.

(iv) Use of the extension

The annexe would be attached to and integrated with the main property through an opening in the south boundary wall. Whilst it would have a separate entrance, there is

no provision for a separate kitchen. This means that the annexe would be ancillary to the main dwelling and not used as an independent unit of accommodation. It is important that the ancillary relationship between the annexe extension and existing dwelling be maintained and it is considered the proposed layout would render it unsuitable to be managed as a separate unit of accommodation. It is also recognised that the creation of a separate dwelling could have an impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and policy DM24. Notwithstanding the above, it is recommended a planning condition should be included to ensure the annexe does not become a separate unit of accommodation.

8 **Conclusion**

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00960 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 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 south elevation 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.
- 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 whatsoever.
Reason: Separate accommodation would lack adequate amenity/garden and parking space resulting in an unsatisfactory form of development which would not accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012. It might also generate the need for mitigation of the in-combination impact of new dwellings on designated habitats which is subject to the provisions of the

Policy DM24 of the Havant Borough Publication Local Plan (Allocations) and the adopted policy CS11 (11) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan - DN: Read 08

Existing and proposed roof and floor plans - DN: Read 01

Proposed elevations - DN: Read 03

Block plan DN: Read 05

Reason: - To ensure provision of a satisfactory development.