
Site Address:	25 Wade Court Road, Havant, PO9 2SU		
Proposal:	Two storey side and front extension to form self contained annex accommodation.		
Application No:	APP/14/00869	Expiry Date:	17/11/2014
Applicant:	Mrs Quinn	Team:	Team 1
Agent:	Mr R Nash	Case Officer:	Stephen Andrews
	Thorns-Young Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Wade Court Road is a large detached dwelling set within a large, well screened, land plot. There is a generous parking area to the front with large detached double garage to the front also.

Residential development within this section of Wade Court Road is largely concentrated to the north of the application site. The access track serving neighbour 27 runs outside of, but along, the southern boundary of the application site, with the A27 beyond this (at a higher level but screened by mature tree planting and sound proof fencing).

2 Planning History

There is extensive planning history for the extension to the dwellinghouse, the most relevant and recent being:

APP/10/00060 - Convert and extend existing garage with new roof over and rooms in roof for elderly persons annex, and build new double garage. Withdrawn 16/08/2010

GEN/10/00597 - Proposed Annex/New Dwelling. Advice given - 24/08/2010

3 Proposal

Planning permission is proposed for a large two storey addition to the side of the existing dwellinghouse to create a self contained annex.

The annex would have a bedroom, bathroom and storage at first floor level and living room, second bedroom with en-suite, hobby room, downstairs w.c. kitchen, dining area and utility at ground floor. The annex although attached to the dwellinghouse would have no internal physical link. Instead it would have its own entrance from the front.

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

CS16 Havant Borough)
(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

Highways - No objection
Arboricultural Officer - No objection

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: 3

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Impact on trees

- (i) Principle of development

The application site is situated within the urban area of Havant where development is considered acceptable in principle subject to the usual development control criteria.

- (ii) Impact upon the character and appearance of the area

The proposed annex extension is set some 16m back from Wade Court Road, behind a well screened evergreen and timber fence boundary.

Although visible from the vehicular entrance the development reads as an integrated extension to the host dwelling. It is noted that the property is sizeable and has been heavily extended over the years, however the dwelling sits comfortably within the plot

and is not uncharacteristic of other dwellings in the area.

It is noted that the extension is to be used as an annex for the applicant's elderly relatives. No internal link is shown between the annex and the host dwelling and the annex does have all the facilities of an independent dwelling. However, recent appeal decisions, when considering annexes have made it clear that a suitably worded condition would ensure that it is not occupied as an independent dwelling. Subject to such a condition it is considered that the development would not harm the character and appearance of the area.

It is therefore considered that the development would not have an unacceptable impact on the prevailing character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact upon residential amenity

Having regard to the level of boundary screening and distance between neighbouring dwellings the proposed annex would not result in harm to neighbour amenity. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iv) Impact on trees

The proposed annex would result in the removal of some of the boundary screening to the south. The Council's Arboricultural officer has confirmed that this would constitute the removal of hedge row and as such is not a cause for concern.

There are mature oak trees to the south of the site, beyond 27's access track. The Council's arboriculturist has visited the site and has stated that the development would fall outside of the root protection areas for these trees and as such no objection is raised on tree grounds.

8 **Conclusion**

Having regard to the above information, and subject to a condition restricting the use of the extension to an annexe no objection is raised on the grounds of impact on character, neighbour amenity or trees. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00869

(A)

(B) 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:

Location Plan - 1:1250

Block Plan - 1:500

Block Plan 1:500 showing tree protection plan

Drawing - 7135-14-3

Drawing - 7135-14-2

Reason: - To ensure provision of a satisfactory development.

- 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 annex hereby permitted shall be occupied only for purposes incidental to that of the dwellinghouse and shall at no time be used as a separate unit of accommodation without the written permission of the local planning authority.

Reason: In the interests of neighbour amenity and to prevent an overdevelopment of the site area and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 No development including site clearance shall commence on the site until the trees identified for protection on the submitted 1:500 Block Plan showing tree protection shall have been protected by fencing in accordance with the alignment shown on that plan. Unless otherwise agreed in writing with the Local Planning Authority, such fencing shall conform to the following specification in accordance with BS5837 2005:

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.