
Site Address:	12 Goodwood Close, Waterloooville, PO8 8BG		
Proposal:	Single storey rear annexe.		
Application No:	APP/15/00996	Expiry Date:	03/11/2015
Applicant:	Mr Paul Breame	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern detached chalet style dwelling and detached garage situated towards the end of Goodwood Close. It has a brown pitched tiled roof and elevations of cream painted brickwork and tile hanging to the front. The site is level with open vehicular access to the front with a block paved driveway and an area of grass and shrubs, enclosed to all boundaries with 1 metre high brick walls. The rear garden is mainly laid to lawn with shrubs and an area of decking. There is a 2 metre high fence to the eastern and southern boundaries and a 0.6 metre high fence to the western boundary.
- 1.2 The properties to the east, west and opposite are detached chalet style dwellings and the rear gardens of two storey properties in Aintree Drive are to the rear. The area is of medium density with a mixture of detached chalet style dwellings of similar age, style and design and modern two storey terraced properties.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for alterations to include the construction of a single storey extension linking the dwelling to the garage which is being converted to provide annexe accommodation for an elderly relative. The extension is 5.9 metres in depth, 4.5 metres in width at its widest part and 1.6 metres at its narrowest part. The flat roof has a maximum height of 2.9 metres and the existing garage has a new flat roof of 2.9 metres with roof lanterns to a maximum height of 3.5 metres.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment, although it is recommended a condition is added for two parking spaces to be retained on site.

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: 13

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

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of the design and impact on the streetscene

7.3 The proposed development would be partially visible from the public realm, although the property is situated at the end of a cul de sac and the extension is approximately 18 metres from the highway. The additional floorspace created linking the main property to the converted garage is relatively modest and adequate amenity space would still be retained in the rear garden area. The application is for additional residential accommodation including changing the use of the existing garage and it is therefore considered CIL is not pertinent in this instance. The design and appearance of the proposal is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on the neighbouring properties

- 7.4 Whilst the existing garage is situated close to the boundary and property at number 11 Goodwood Close, the new extension will be a minimum distance of 2.4 metres and a maximum distance of 4.6 metres from this boundary. The additional window in the western elevation of the converted garage is to be high level and obscure glazed and the windows in the western elevation of the extension are considered to be an acceptable distance from the neighbouring property. A condition is recommended restricting the addition of any further windows or doors in the western elevation of the development to reduce the risk of overlooking. There is good screening to the eastern boundary, the proposal is approximately 5 metres away from this boundary and the neighbouring property is notably set forward of number 12. The 2 metre high boundary fence to the rear of the property is in excess of 9 metres from the development.
- 7.5 No objections were received with respect to the scheme and it is therefore considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have negligible impact on the properties immediately adjacent to the application site or the properties to the rear, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iv) Use of the extension .

- 7.6 The annexe would be contained within the main property and whilst it would have a separate entrance, there is no provision for an additional bedroom, as it is proposed one of the bedrooms in the existing dwelling is to be utilised. This would also negate the need for any further parking provision. 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

- 8.1 The scale, siting and design of the proposal 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/15/00996 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 west elevation of the annexe 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 shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drg No 1	Location plan
Drg No 2	Existing block plan
Drg No 3	Proposed block plan
Drg No 4	Existing ground floor plan
Drg No 5	Existing/proposed floor plan
Drg No 6	Proposed ground floor plan
Drg No 7	Existing north and south elevations plan
Drg No 8	Existing east and west elevations plan
Drg No 9	Proposed north and south elevations plan
Drg No 10	Proposed east and west elevations plan

Reason: - To ensure provision of a satisfactory development.