
Site Address:	Laburnums, St Peters Road, Hayling Island, PO11 0RT		
Proposal:	Conversion of existing detached garage to provide residential annexe to main dwelling.		
Application No:	APP/15/00780	Expiry Date:	01/10/2015
Applicant:	Mr Fenn	Team:	Team 1
Agent:	Mr M Holman	Case Officer:	Rachael McMurray
	Holman Reading Partnership		
	llp		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on St Peters Road in Hayling Island. It comprises a two-storey detached dwelling with a front and rear garden. There is a driveway which extends along the south of the plot to a detached outbuilding located at the rear of the garden and a further area of parking to the rear of this. The site is surrounded by open fields to the south and east and low density urban development to the north. The existing outbuilding is currently used as a garage and store.

2 Planning History

03/52498/002

Conversion of outbuilding to a two-bed bungalow - refused.

03/52498/003 - application for CLU of development to the use of a building to the rear of Laburnums

05/52498/004 - two-storey extensions to south & east elevations, porch to west elevations - refused.

05/52498/005 - same as above (revised) - refused.

06/52498/006 - Variation of Cond 6 of 05/52498/005 to allow the driveway to be shingle - approved.

3 Proposal

The proposal is for the conversion of the existing outbuilding to provide residential annexe to the main dwelling. Information has been submitted by the applicant to verify that the conversion would be to accommodate an elderly sick relative. The annexe would comprise a lounge/diner, kitchen, two bedrooms (one en-suite) and a separate bathroom. The amenity space would be shared with the main dwelling. The side access road which leads to the outbuilding, also leads to the parking area for the main dwelling. The only physical changes externally would be change the garage doors for full length, fold out windows.

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

- DM24 (Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways:

No objections so long as the outbuilding remains ancillary to the main dwelling.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 x objection which is summarised below:

If the application is approved it should include the following conditions: a) the outbuilding should not be sold separately, b) the main access should be from St Peters Road and c) it should have the PD rights removed.

Officer Note: - The outbuilding does not benefit from its own permitted development rights and therefore this condition would not be necessary.

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is located within the boundary of the urban area whereby development is considered to be acceptable in principle subject to meeting the requirements of local and national planning policy.

(ii) Appropriateness of the design

The annexe would not affect the existing access or parking on the site and would continue to share these with the main dwelling, along with the amenity space situated between the dwelling and the outbuilding. The only physical changes would be to the south elevation where the garage doors would change to windows.

(iii) Use of the outbuilding as an ancillary annexe

Whilst the annexe would have suitable facilities for separate living i.e. bathroom, kitchen, bedrooms and a dining area, it would still share a vehicular access into the site. Also, the utilities would be connected to those on the main house so could not be billed separately. The use of the outbuilding is for an elderly relative which has been justified in the information submitted as part of the application. However, It is important that the ancillary relationship between the outbuilding and existing dwelling be maintained, as separate occupation would suffer from lack of a separate access and amenity space and would result in an intensive use of the site, out of keeping with the character of the area. It would also fall contrary to the NPPF and policy CS17.

Furthermore, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and Allocations Plan policy DM24, albeit further work is needed to ascertain a fair and proportionate approach to mitigation, including the impact of small residential developments and although provisions are not currently in place for measures to be undertaken or contributions to be made for development of the scale proposed here, this is likely to change in the future as further work is undertaken and the emerging policy acquires greater weight.

For these reasons, planning conditions would be needed to ensure the use of the outbuilding is only for the stated purposes and does not become a separate unit of accommodation.

8 Conclusion

The application is considered to be acceptable in terms of its ancillary use and is therefore recommended for permission subject to control of its use.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00780 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 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.

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

Site, location, existing floor plans and elevations - DN: 8402-01 A

Proposed elevations and floor plans - DN: 8402-02

Information received on 9/9/15 outlining the proposed use of the annexe

Reason: - To ensure provision of a satisfactory development.