
Site Address:	3 Wyborn Close, Hayling Island, PO11 9HY		
Proposal:	Extensions to existing garage building, including increase in roof height, and conversion of building to facilitate an ancillary dwelling to the main house.		
Application No:	APP/15/00220	Expiry Date:	23/04/2015
Applicant:	Mr Wright	Team:	Team 1
Agent:	Mr Davison	Case Officer:	Tina Pickup
	Design Drawn Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two-storey chalet style property located on the north side of the road, at the head of a small cul-de-sac. The property is set back from the road by about 8m with an existing hardstanding providing parking for 2 cars. Immediately in front of the property is an extended highway grass verge. No 4 to the east is a similar style detached dwelling but set at an angle such that the separation distance tapers and increases. There is a 1m high fence dividing the front of these properties.

The site already has a flat roofed garage built right up to the eastern boundary - this is set back from the front of the property by 5.5m and extends 10m along the shared boundary with No 4 to the east. There is also a full width rear conservatory.

2 Planning History

06/71615/000 - conservatory to rear of building pp 31/10/06

3 Proposal

The proposal involves enlarging the existing side garage by adding 2.3m to the rear plus widening it by up to 1.5m to join it to the existing conservatory. It would remain a flat roofed structure but be increased in height from the existing 2.5m to 3.1m high. A small sloping roof would be added to the front elevation of the garage creating a porch. The resultant internal space would be subdivided to form annexe accommodation in the form of a bedroom, shower room and sitting room for the parents of the applicant.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

and The Borough Design Guide SPD, Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - on the basis of ancillary accommodation only then 3 spaces required; 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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: loss of light & overshadowing - roof height being raised by at least 1m and 2.5m extension will restrict natural light to dining room and garden; overlooking & loss of privacy - garage door being replaced with window and blank north elevation will now have windows which will affect privacy; layout and density - will create living space for another couple which will mean 2 households with reduced garden and parking; rooms lit via sky lights which would be poor quality not in keeping with surrounding properties; parking will have to be crammed onto front garden and accommodating additional vehicles will be difficult and no on-road parking; noise and disturbance - increased occupancy will involve more vehicle shunting and disturbance in current quiet area; loss of trees - 2 rear trees unlikely to remain given proximity to windows.

Comment: Increase in height is only 0.6m not 1m; already existing door and window in north elevation (not blank as claimed); other issues will be considered below:

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) Use of Extension/Annexe
- (iii) Impact upon the streetscene
- (iv) Impact upon residential amenity
- (v) Highways

- (i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Use of Extension/Annexe

- 7.3 The extension is intended to be occupied by the parents of the applicant and the layout plan shows a bedroom, sitting room and bathroom but no kitchen. Being physically attached and linked to the main house via a shared kitchen, the annexe would be occupied as ancillary accommodation i.e. the parents would be reliant on the main house for kitchen facilities and meals. Being occupied by relatives, linkage to the main house would be expected with a degree of sharing of child care, trips/visitors/care etc and as proposed is considered to represent appropriate ancillary accommodation. Therefore the comings and goings to the dwelling would not be as great as two separate dwellings and would not result in undue disturbance to adjacent residents.
- 7.4 The proposal does not include all the facilities necessary to enable it to be occupied as a separate dwellinghouse independent of the main house. Therefore, as an extension to provide extended family living i.e. ancillary living accommodation only - the proposed use is considered acceptable and this can be conditioned to ensure long term compliance.

(iii) Impact upon the streetscene

- 7.5 Visually the annexe extension will be appropriate - although flat roofed it is sufficiently set back from the front elevation (5.5m) and with a sloping roof porch added giving the illusion of a pitched roof, that it would not be inappropriate or overly dominant in the street scene. It is suitably subservient to the main house. It is considered to comply with both the Borough Design Guide and Policy CS16 clause c).

(iv) Impact upon residential amenity

- 7.6 The proposed extension lies on the common boundary with No 4 which would be a 3.1m high blank wall, extending a total of 11.8m. No 4 adjacent has two ground floor clear glass windows in the west elevation facing the application site - but these are forward of the existing garage and would not be affected by the proposal. There is also a small single storey side extension aligned with the front of the garage, but given that this is already adjacent the existing garage, the added impact of an additional 0.6m height would not unduly affect the occupancy of this room.
- 7.7 Due to the siting of No 4 at an angle to the common boundary the impact of the additional length of extension is not considered to have an undue overbearing effect. The proposed extension also lies to the north west of No 4 and as such would not result in any significant loss of sunlight and the only overshadowing would be late in the evening and would not affect rooms - just the rear garden. There is currently mature planting/small trees on this boundary so the difference would be minimal.
- 7.8 The letter of objection refers to overlooking from windows in the north and south elevation - but the rear garden is enclosed by adequate fencing providing screening so views into the neighbours garden will be impossible; and to the front a 1m high fence offers some protection. The front window concerned serves a laundry room so does not form a habitable room - and privacy is unlikely to be harmed. It is also worth noting that it is unlikely that planning permission would be required to convert the garage to habitable accommodation.

The proposal is not considered to have any detrimental effect on neighbouring amenity and is therefore considered to comply with policy CS16 clause e).

(v) Highways

- 7.9 The proposal results in the loss of the existing garage space and as a single 4+ bedroom house (i.e. ancillary accommodation only) would require 3 on site parking spaces. Amended plans have been provided showing how these could be accommodated on the front forecourt without widening the dropped kerb or crossing the grassed highway verge outside. There is therefore no highway objection to the proposal.

8 Conclusion

- 8.1 As incidental / ancillary accommodation the proposed annexe extension is not considered harmful to either the visual appearance of the street scene or neighbouring residential amenity; it is therefore considered to comply with policy CS16 of the Havant Borough Core Strategy, 2011.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00220 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 annexe accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling No. 3 Wyborn Close 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 annexe or its enlargement is likely to be out of keeping with and harmful to the character of the area and be detrimental to neighbouring residential amenity, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The garden area of the existing dwellinghouse shall be permanently retained for use by the occupiers of both the dwellinghouse and ancillary accommodation hereby approved.
Reason: To ensure that adequate space is retained for occupiers of the house and annexe and to avoid the formation of separate garden areas or curtilages, in order to safeguard the character of the site and its surroundings and neighbouring amenities in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

2012.

- 4 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.

- 5 The development shall not be brought into use until a minimum of 3 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 full accordance with the following approved plans, including provision of the link:

Location and Block Plan Drawing No 199E100-A
Proposed Site Plan Drawing No 199P100-B
Existing Ground Floor & Roof Plans Drawing No 199E101-A
Existing South & West Elevations Drawing No 199E102-A
Existing North & East Elevations Drawing No 199E103-A
Proposed Ground Floor & Roof Plans Drawing No 199P101-B
Proposed South & West Elevations Drawing No 199P102-A
Proposed North & East Elevations Drawing No 199P103-A
Proposed Section A-A Drawing No 199P104-A

Reason: - To ensure provision of a satisfactory development.