
Site Address:	6 Milton Road, Waterloooville, PO7 6AA		
Proposal:	Detached timber 1 bed annexe in rear garden.		
Application No:	APP/15/00454	Expiry Date:	26/06/2015
Applicant:	Mr & Mrs Burroughs	Team:	Team 2
Agent:	Mr Wright	Case Officer:	Richard Nash
	Plainview Planning Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single dwelling of traditional character and brick, render and tiled finish, located within a reasonably sized plot, located on the south-eastern side of Milton Road, east of the roundabout forming a junction with the main section of Hambledon Road. The frontage of the site is laid out as a parking area and there is a large conservatory and a detached garage to the rear. The site benefits from established screening, comprising planting and fencing, to its rear boundaries.

There are large commercial areas to the south east of the site and on the western side of Hambledon Road, although the frontage to this section of Milton Road is residential in character. Dwellings in the vicinity are served by a range of detached domestic buildings.

2 Planning History

None relevant.

3 Proposal

The current planning application proposes the siting of a detached timber one-bed annexe in the rear garden of the site.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways: No adverse comment.

Southern Water: The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. Please

note: No development or new tree planting should be located within 3 metres either side of the centreline of the public sewer; All existing infrastructure should be protected during the course of construction works; No new soakaways should be located within 5 metres of a public sewer. Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

NB: Informative recommended.

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: Nil.

7 Planning Considerations

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 on the application site and locality
- (iii) Impact on neighbouring amenity

- (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. Furthermore, the proposal would allow a family member to live at the property, whilst retaining a degree of independence.

The proposed annexe would be occupied by the Applicant's father. The use of the annexe would be ancillary to the main dwelling, with strong functional links maintained between the two buildings. It is intended that the occupant would be regularly preparing and eating meals in the main dwelling and all laundry would be undertaken using existing household facilities. There would be no separate address, utility meters, garden area or access to the annexe. This ancillary use of the annexe could be controlled by way of a planning condition.

- (ii) Impact on the application site and locality

The proposed annexe would partially replace the existing garage on the site, whilst still retaining a section of the existing building for storage purposes. The scale of the proposed building would be such that it would appear as a subservient structure to the main dwelling. The proposed building would have a substantial footprint, but an acceptable amount (in excess of 100 square metres) of the rear curtilage of the dwelling would remain as external amenity space. Notwithstanding its dimensions, the annexe would be of a broadly similar character and appearance to other detached domestic buildings in the locality.

(iii) Impact on neighbouring amenity

The main doors and windows in the annexe would face inwards, across the curtilage of the application Site. The building has been designed so as to incorporate acoustic insulation. The siting of the annexe would be such that it should not have a detrimental impact on the amenities of the dwelling to the north east (8 Milton Road). The proposal would be largely screened from the dwelling to the south east (5 Fennell Close) by existing boundary planting and fencing.

An existing structure in the rear garden of the neighbouring property to the south west (4 Milton Road) would screen the annexe to some extent, and a proposed high level window would face directly on to this building. An existing deteriorating length of panel fencing has been removed and will be replaced to provide screening to the building, land levels have also been lowered by up to approximately 300mm, which would reduce the bulk of building visible over the fence. The proposal would result in there being built structures along almost the entire shared boundary. However, the height and variety of these structures should not result in a detrimental affect in terms of outlook or overbearing impact, and the geographical relationship between the properties is such that shadowing should not become an issue.

8 Conclusion

The proposed annexe would be acceptable in principle and would not have a detrimental impact on the character and appearance of the application site and locality, or on the amenities of occupiers of neighbouring properties, The planning application should therefore be approved.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00454, 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:

0225-04-15/01A - Location Plan
0225-04-15/03A - Proposed Site Plan
0225-04-15/05A - Proposed Elevations

Reason: - To ensure provision of a satisfactory development.

- 3 The building hereby permitted shall be constructed using the external facing and roofing materials shown on the drawings approved pursuant to Condition 2, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 No development hereby permitted shall commence until a close boarded or panel fence of between 1.8 and 2 metres in height above ground level has been reinstated along the south-west boundary of the site, between the south west corner of the site and the south west corner of the garage shown as being retained on the Proposed Site Plan contained within drawing 0225-04-15/03A.

Reason: To safeguard the amenities of occupiers of neighbouring property 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 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.

Reason: The unit of accommodation is not in a satisfactory position and has insufficient amenity space and on-site parking to be occupied separately from the main dwelling 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.