
Site Address:	6 Greenfield Crescent, Waterloo, PO8 9EH		
Proposal:	Variation of Condition 2 of Planning Permission APP/13/00086 to allow a variation in the approved plans.		
Application No:	APP/14/01170	Expiry Date:	08/01/2015
Applicant:	Mr Leaves	Team:	Team 2
Agent:	Mr Gould	Case Officer:	Tina Pickup
	AG Design		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached single storey dwelling, originally of brick and render construction and with a tiled roof, located within a generous plot on the south side of Greenfield Crescent, at its junction with Hazleton Way. Work has commenced on planning permission APP/13/00086 such that the bungalow itself is now (at time of site visit on 5/1/15) just a shell with brick elevations up to nearly eaves height, with no roof at all. The detached garage to the rear of the bungalow on the western boundary, that was to include ancillary accommodation in the form of a gym, is complete. However it has not been laid out internally in accordance with the approved plans and is now fully fitted out as self-contained accommodation that the applicant is living in it whilst working on the extensions to the bungalow.

The site has new panel fencing to a height of approximately 1.8 metres to the rear boundaries, including a gate in the southern boundary. The area is predominantly characterised by low to medium density residential development, although there is an area of amenity land opposite the front of the site.

2 Planning History

APP/13/00086 - Single storey front and rear extensions. New detached garage with gym, garage room, shower room and store to rear.

Permitted 15/3/13 with specifying plans condition aswell as matching materials; detached outbuilding only to be incidental and not for any business; detached outbuilding only to be occupied incidental to main house and not separate unit of accommodation; and no additional windows/doors without prior approval

3 Proposal

This application has been submitted following Enforcement involvement identifying discrepancies with the approved plans. Therefore this application has been submitted as a variation of the specifying plans condition 2, providing a substitute set of plans reflecting the development on site. The changes sought involve the following:

Use of 'Hanson Wescroft Red Multi facing bricks for entire development, including cladding over previous render panel areas; (whole external skin is being replaced to renew cavity and insulation)

Use of New Imerys Phalempin plain tiles instead of peg tiles;

On the dwellinghouse:

4 rooflights (2 on front elevation and 2 on rear) moved slightly up on roofslope such that now not aligned;

1 additional rooflight over stairs and soil vent pipe in east roofslope;
internal alterations to walls and doorways

On the detached garage/gym:

2 soil/vent pipes added in east roofslope;

re-positioning of door and windows in east elevation

internal alterations - these include the way the 'gym/garden room' to the rear of the garage has been fitted out- a full bathroom has been provided in the previously approved 'store'; a full kitchen with integral cooker in the 'shower room'; fitted bedroom furniture and bed in the 'gym' and the 'garden room' has lounge furniture in it. This has enabled the applicant and his wife/family to occupy the accommodation whilst building works continue on the bungalow.

The applicant has confirmed that his occupation of the garage accommodation is temporary only, and they will move back to the main bungalow as soon as it is complete, taking the majority of the furniture out. After that the rooms within the garage building will revert to ancillary accommodation only - whether the bed and oven remain in the long term is uncertain (see use of garage consideration below).

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways - no adverse comment

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: 2

Summary: no objection to the drawings, but applicant living in garage/gym/shower room; have rates been collected?; water table drains from Greenfield Crescent to Padnell Road

and applicants ditch flooded garden in Padnell Road; pipe installed but not deep enough preventing further work to rear gardens; gate in rear fence not locked and is a security issue - applicant does not have right to rear access; development needs monitoring closely;

new elevations a breach of neighbour's privacy; will spoil view of Southdowns; overdevelopment and out of character with the area

Comment: use of garage discussed below; drainage issues are not a planning matter and it is understood the new drain has been adopted by Southern Water; gate within rear fence a permitted development 1.8m height boundary treatment - its use and whether a right of access a private matter, not a planning issue; the size, profile, height etc of the development already approved under APP/13/00086 and since not changing issues of views and character not relevant

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) Visual appearance/impact of proposed changes
- (iii) Use of garage/outbuilding

(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.

(ii) Visual appearance/impact of proposed changes

The physical changes to the external appearance of the approved development are very minor - 1 additional rooflight in the east elevation of the bungalow facing No 8 - this would serve a stairwell and is set approximately mid way along the length of the bungalow that would align with the roof slope of No 8 adjacent - it is not anticipated that any additional overlooking would result. The other change affecting the external appearance is the bricks being used - they are being used throughout i.e. cladding the whole bungalow and removing the original render panels. The bricks themselves are an appropriate red multi colour and the loss of the render panels is not considered to be visually materially significant - the area is sufficiently mixed in materials with some render and some entire bricks, so the proposed change is considered visually acceptable.

(iii) Use of garage/outbuilding

The detached garage with 'gym, shower room, and store' was approved as ancillary accommodation - 2 conditions were imposed on APP/13/00086 which both remain relevant - No 4 requires the garage to only be used for purposes incidental to the enjoyment of the dwellinghouse and not for any business, commercial or industrial purpose; and No 5 states that the detached building 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. This current planning application is a variation of condition 2 (plans) application only which means that both condition 4 and 5 of the original permission remain relevant and need to be complied with at all times.

Since the applicant is building the extension himself, as a self-build project, permitted development rights exist for the siting and occupation of a mobile home on the site for

the duration of the construction works. His occupation of the garage accommodation instead is a less intrusive alternative and considered to be acceptable, provided it is only for the temporary period of the building works. The applicant has confirmed that he will move back to the main bungalow as soon as is possible (hopefully within 12 months) and after that the use of the garage accommodation will be as ancillary accommodation in accordance with both conditions 4 and 5.

The question of the future use of the rooms to the rear of the garage is a matter for ongoing monitoring. Whether the bed and oven remain or not is a matter of how the space is used - the accommodation is only permitted for occupation incidental to the occupation and enjoyment of the main bungalow and not as a separate dwellinghouse. Therefore, provided the rooms to the rear of the garage are only used by visitors to the main house and not occupied separately and independently, the detailed fitting out with bed and oven is not in itself the determining factor. Whilst the presence of the oven in the kitchen enables the space to be occupied separately, unless it actually is occupied separately to the main bungalow, then there would be no breach of condition 5.

It must be noted that the approval of this variation of condition and these substitute plans in no way allows for the separate occupation of the garage after the main bungalow is habitable. The site is, and remains a single planning unit to be occupied as a single residential dwelling.

8 **Conclusion**

The external changes are considered minor and visually acceptable; and the internal alterations to the garage accommodation considered acceptable provided conditions 4 and 5 of APP/13/00086 are complied with i.e. the accommodation occupied solely as ancillary accommodation after the main bungalow becomes habitable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01170

(A)

(B) subject to the following conditions

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

Proposed Floor Plans Drawing No. AG-13-04-002 Rev A

Proposed Elevations Drawing No. AG-13-04-003 Rev A

Proposed Garage Floor Plans & Elevations Drawing No. AG-13-04-004 Rev A

Reason: - To ensure provision of a satisfactory development.

- 2 Notwithstanding the internal layout and details shown on the approved plan, drawing No AG-13-04-004 Rev A, the accommodation provided within the detached garage building shall only be occupied as ancillary accommodation, 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 building is not in a satisfactory position 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.

- 3 The detached building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows, doors or other openings shall be constructed within any part of the development hereby permitted, 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.