
Site Address:	11A St Marys Road, Hayling Island, PO11 9BY		
Proposal:	Proposed single-storey pitched roof annex to rear of property.		
Application No:	APP/14/01305	Expiry Date:	11/02/2015
Applicant:	Mr & Mrs Martin	Team:	Team 2
Agent:	Mr Appleton	Case Officer:	Tina Pickup
	Thorns-Young Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 11A is a substantial semi detached dwelling located on the north side of St Mary's Road, located to the east of a path that links to Fathoms Reach to the north. This path, which is outside the application site, is adopted highway, but only provides limited vehicular access to the application site whose garage is located on its northern boundary; beyond this the 'road' is bollarded preventing vehicles driving from Fathoms Reach. Either side of this path are significant trees that are subject to TPO No 1249 - those on the east side close to the boundary fence with the application site are lime trees.
- 1.2 The dwelling itself is white rendered beneath a hipped roof and has a single storey infill conservatory in its north-western corner. A single storey rear utility extension (probably original outbuilding/store, which is back to back with an identical one on No 15) extends 4m from the rear facade. A 2m high close boarded fence then provides the eastern boundary to No 15 and the area in front of the fence is paved, extending right to a single storey pre-fabricated garage located adjacent the northern boundary. Mature hedging screens this northern boundary from the higher density dwellings in Fathoms Reach.
- 1.3 The site is relatively level once in the rear garden, but the land is elevated from St Mary's Road and the front door is approached via a couple of steps. To the west, across the intervening path, is another significant semi-detached dwelling having several side windows and an outlook towards the application site.

2 Planning History

94/51639/002

Outline application for the erection of detached three bedroom dwelling & garage with access from Fathoms Reach. Refused 1994.

95/51639/003

Outline application for the erection of detached two bedroom bungalow & garage with access from Fathoms Reach. Refused 12/04/1995

APP/11/0100

Two storey side extension permission 29/3/11 (NB: This has NOT been implemented and has now expired)

3 Proposal

The proposal involves providing a single storey extension beyond the existing outbuilding/utility, abutting the eastern boundary with No 15 and measuring 9.8m wide and 4.4m deep, having a hipped roof with eaves height of 2.3m and 3.9m. This would effectively fill the distance between dwelling and the garage to the north, leaving just a 0.7m gap to the side of the garage.

The extension is to provide annexe accommodation for the parent of the applicant and includes a bedroom, bathroom and living area - it is linked to the main house via the existing utility outbuilding which would have an internal door providing a corridor to the main house and kitchen. The design includes windows and doors in the west elevation, into the garden with just one roof light proposed in the east roofslope.

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

The Borough Design Guide SPD, Dec 2011

and Residential Parking and Cycle Provision SPD, March 2010

5 Statutory and Non Statutory Consultations

Arboriculturalist - visited site and closest TPO'd lime tree has 7.5m RPA; proposed development beyond that so no objection.

Development Engineer - Highways - no objection providing the use of the annexe is ancillary to the residential use of the building.

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: 12

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) Size & Design & Impact upon adjacent residential amenity
- (iii) Impact on tree
- (iv) Use of Annexe
- (v) Highways and parking

(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) Size & Design & Impact upon adjacent residential amenity

The proposed extension adds a significant rear addition extending virtually the full length of the shared boundary with No 15 to the east. However the plot and garden size can readily accommodate a structure of this size, with a plot width of some 15m, and length of 41m. The proposed size and mass of the extension would not dominate the site itself and would be appropriate in scale to the host dwelling. Outlook from within the proposed extension is westward, to the garden. Any further views to the dwelling to the west would be protected by the boundary fence and tree screening in the intervening path.

In terms of impact on the adjoining property No 15, the eaves height, at 2.3m would sit above the fence line marginally, and the roof is hipped away to a maximum height of 3.9m. No 15 has a large shed located adjacent the shared boundary, beyond the joint outbuilding/rear extension, and has existing shrubs extending above the fence line for the remainder of the boundary. No 15 has a similarly large plot and whilst there will be some overshadowing in the late afternoon/evening due to orientation, the area affected, beyond the shed, would be minimal and some distance from the rear of the house. Outlook from within the house of No 15 would be unaffected as it would be impossible to see past the outbuilding/extension and shed; though from within the garden the sloping roof above the fence line would be visible.

This roof slope contains one rooflight which might add to a perception of being overlooked - however a cross section provided shows that this roof light serves a bathroom and would be set within the ceiling via a 'tunnel' - from within the room it would be impossible to see anything but sky, so no actual overlooking or loss of privacy would result.

On balance it is considered that the proposed extension would not result in any material harm to the privacy, outlook or overshadowing to No 15 and as such complies with Policy CS16.

(iii) Impact on trees

The Arboricultural Officer has visited the site and noted that the proposed extension would be some 10m from the western boundary of the site and about 11m from the trunk of the nearest protected tree. Since this is beyond the Root Protection Area (RPA) he has raised no objection. However it will be important that during construction works builders tools etc are not stored within the RPA which could have an impact on the health of the tree through compaction etc. This can be conditioned.

(iv) Use of Annexe

Information provided by the applicant indicates that the annexe is for their father who currently works away in the week and wants to live as part of their family seeing his grandchildren at weekends. He would be very much part of their family life sharing meals and care for the children. Since the plans submitted do not show a kitchen, the annexe does not include all the facilities necessary to enable it to be occupied as a separate dwellinghouse independent of the main house. Furthermore the annexe is physically linked to the main house through the existing utility room which would become a corridor internally linking the annexe and kitchen within the main house. As a built form the extension is linked to the main house and with its westerly outlook to the garden is likely to be used in the long term as additional living space for the main house rather than a separate dwelling house.

The initial resident would be occupying the annexe as ancillary accommodation which would be appropriate and not tantamount to the creation of a new dwelling on site. It is necessary to condition the occupation of the annexe for ancillary purposes to ensure the appropriate use of the extension in the long term.

(v) Highways and parking

The existing dwelling has 4 bedrooms (including a small box room/study) and the proposal results in a fifth. The Residential Parking and Cycle Provision SPD requires 3 on site spaces for 4+ bed units, so this additional bedroom does not trigger the need for any extra on site car parking. There is ample parking provided on site with a garage and hard surfaced area in front of the garage to the north of the site. There is therefore no highway objection to the proposal, provided the extension is ancillary accommodation.

8 Conclusion

Whilst this is a significant extension protruding deep into the site on the shared boundary with No 15, the site can readily accommodate the extension and no adverse impact would result on the amenity of adjacent residents. Provided the extension is occupied as ancillary accommodation only, and the adjacent trees protected during construction works, then the proposal is considered compliant with policy and recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01305, 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 The accommodation hereby permitted shall only 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 location of the unit of accommodation would be inappropriate to be occupied separately from the main dwelling, being contrary to the character of the area and harmful to amenities of the occupiers of the main house, having due regard to policies CS16 and DM13 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 the eastern elevation or roofslope without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of the adjacent 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 No development including site clearance shall commence on the site until the root protection area (7.5m from trunk) of the adjacent TPO'd Lime Trees have been protected by fencing such as to enclose the root protection area that falls within the application site. Such fencing shall conform to the following specification in accordance with BS5837 2005.

Minimum 2.4 metres high, comprising a vertical and horizontal framework of scaffolding, well braced to resist impacts, supporting a minimum of 20mm exterior grade ply.

Such fencing shall be maintained throughout the course of the works on the site, during which period no access, placement of materials, fuels or chemicals, soil or other materials shall take place inside the fenced off area.

Reason: To ensure that the adjacent trees the subject of a Tree Protection Order are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No burning of materials shall take place anywhere on the development site, throughout the period of site clearance and development.

Reason: To protect the health of trees to be retained in the interests of amenity and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 7 The soil levels within the root spread of the adjacent trees the subject of a Tree Preservation Order shall not be raised or lowered.

Reason: To avoid damage to health of existing trees and hedgerows and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:1250 Site location plan

1:500 Existing block plan

1:500 Proposed block plan

Existing floor & roof plans Drg No 7272.14.1

Elevations Drg No 7272.14.3 Rev A

Proposed floor & roof plans Drg No 7272.14.2 Rev A

Reason: - To ensure provision of a satisfactory development.