
Site Address:	77 St Thomas Avenue, Hayling Island, PO11 0EU		
Proposal:	Single storey annexe to side of property.		
Application No:	APP/14/01047	Expiry Date:	02/12/2014
Applicant:	Mr Rich	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site lies at the head of a cul-de-sac and comprises a chalet style detached dwelling set in a larger than average corner plot. The properties to the north and east form a line of identical styled dwellings, the application site is the last one as immediately to the south the character changes to low profile bungalows. Additionally a low bungalow has recently been constructed as an infill plot immediately to the north of the application site (09/54381/002 refers) - this is set back and not visible from the street scene. Each of the chalet style dwellings has a tile hung gable front with a large single dormer in each of the side roof slopes, containing three windows.

The new bungalow to the north is set off the shared boundary by 2m and runs parallel to the boundary line which comprises a dense 2m high hedge. Due to the bungalows low profile the side elevations are totally screened. The land also slopes slightly down to the north, such that the bungalow to the north is slightly lower than No 77. The application site currently has a detached garage with false front pitch, set to the north of the house.

2 Planning History

None

3 Proposal

The proposal involves the demolition of the existing garage and its replacement with a single storey extension that is in effect a detached structure, 11.2m in length by 4.4m in width. It is set 1.9m away from the side elevation of the house and linked to the main house with a 1.7m wide flat roofed 'corridor'. The extension has a pitched roof with gable front, eaves height 2.2m and ridge 4.5m. It is intended to use the extension as annexe accommodation for an elderly relative.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - 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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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 an elderly relative and the layout plans show a bedroom/lounge and bathroom but no kitchen. A covered link is proposed to the rear of the main house, directly to the kitchen of the main house. Therefore the annexe does not include all the facilities necessary to enable it to be occupied as a separate dwellinghouse independent of the main house. The accommodation is currently intended for the elderly father of the applicant and he would be occupying the annexe as ancillary accommodation ie he would be reliant on the main house for

meals. Being occupied by a relative, linkage to the main house would be expected with a degree of sharing trips/visitors/care etc and as proposed is considered to represent ancillary accommodation.

- 7.4 However, being a substantially detached extension within the curtilage of the application site, there is the potential that it could be used as a separate dwellinghouse in the future. Without proper assessment of the impact of this eg division of curtilage, additional comings and goings, parking etc this would be inappropriate at this stage. Therefore this proposal is currently only acceptable on the basis that this extension provides ancillary living accommodation only - which can be conditioned.

(iii) Impact upon the streetscene

- 7.5 Visually the annexe extension will be appropriate - it is suitably subservient to the main house and of a design to reflect the gable fronted character of the area. It is set back from the front of the site and would not appear overly dominant. It is considered to comply with both the Borough Design Guide and Policy CS16.

(iv) Impact upon residential amenity

- 7.6 The proposed extension tapers away from the side boundary between 0.5m and 4m. The only side window serves a bathroom and would therefore be obscure glazed. The low profile of both the proposal and adjacent bungalow, together with dense boundary screen is such that there would be no overlooking/loss of privacy/overbearing effect. The proposal would not have any detrimental effect on neighbouring amenity and is therefore considered to comply with policy CS16.

(v) Highways

- 7.7 The proposal results in the demolition of the existing garage, and an additional bedroom for the property. It is not known how many bedrooms are on site in total, but it is likely that 3 on site car parking spaces would be required. A site plan has been provided showing 3 spaces on the frontage of the site. 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/14/01047

(A)

(B) 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. 77 St Thomas Avenue 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 building 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 the 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:

Site Location Plans
Existing Elevations
Existing Ground Floor
Proposed Annexe Layout
Proposed Elevations
Section Drawing

Reason: - To ensure provision of a satisfactory development.