
Site Address:	252 Havant Road, Hayling Island, PO11 0LN		
Proposal:	Erection of single storey rear extension to provide granny annex type accommodation and occasional holiday let.		
Application No:	APP/14/00760	Expiry Date:	20/11/2014
Applicant:	Mr C Welch	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 No.252 Havant Road is a detached bungalow with habitable space provided within the roof area and a flat roof rear dormer. Within the site there is a detached garage located to the northern side boundary, approximately in line with the rear elevation of the dwelling house. Further parking is provided on hardstanding to the front and side of the dwelling house forming a total provision for a least 4 cars.
- 1.2 The rear boundaries to the site consist of mature dense vegetation. The site is just within the urban boundary and to the north there are open fields. The property directly to the south of the site is a substantially two storey Guest House with associated signage being displayed on the road side.

2 Planning History

None relevant to this planning application

3 Proposal

- 3.1 Erection of single storey rear extension to provide granny annex type accommodation and occasional holiday let.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
CS5 (Tourism)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Supplementary Planning Documents

Borough Design Guide
Residential Car and Cycle Provision

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

If this unit is a new dwelling unit it will require two parking spaces plus cycle facilities plus turning on site to enable a vehicle to enter Havant road in a forward gear.

Comment - This is not a separate planning unit. However adequate parking for house and annex can be provided within the curtilage of the site.

Economic Development

Raise no objections and welcome additional visitor accommodation

Environmental Health Manager

No previous or potentially contaminating land use established. No objection, requested hours of work condition.

Comment - Such a condition is not appropriate to apply to a small scale householder development.

Tourism Manager

No comments

Crime Prevention

No comments

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: One

Statutory advertisement: Not applicable.

Number of representations received: None

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) Impact upon the streetscene and design
- (iii) Impact upon residential amenity
- (iii) Highway implications

- (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) Impact upon the streetscene and design

The flat roof extension would not be readily visible from the streetscene as it is located to the rear of the dwelling house. It is of a standard flat roof design typical to extensions of its kind and scale. If it were not for the use as a holiday let then the application could have been considered under the prior notification process, as it is within the parameters of such an application. It is considered that the design accords with the requirements of policy CS16 of the Core Strategy and the adopted Borough Design Guide SPD.

(iii) Impact upon residential amenity

It is considered that the proposed structure would not have a negative impact on the amenities of the occupiers of the surrounding properties as the dwelling is detached and there is adequate separation distance from those adjacent dwellings.

The use as an annex or holiday let is also considered to be acceptable as there are clear connections into the main dwelling house, indeed the sleeping provision is within the existing dwelling. Whilst the use of the holiday let is described as occasional, the use as an annex or holiday let should be acceptable all year round if acceptable at all. It is considered that the location of the B&B next door to the site establishes a mix use into the area. It is not considered such a small unit of holiday accommodation would cause any impact greater than that already established next door. To this regard it is considered that the proposal would meet the requirements of policy CS16 and CS5 of the Core Strategy.

(iii) Highway implications

It is considered that so long as 4 car parking spaces were conditioned on site then this would meet the requirements of the adopted SPD. The Development Engineer requires a turning space to be maintained on site. This can be achieved to the front of side of the dwelling house as parking is required for only 4 cars not the 6 cars as shown on plan.

8 Conclusion

The scheme is considered to be acceptable and should be granted planning permission subject to the planning condition suggested.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00760 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:

Site Location Plan received 17 July 2014

Block Plan and Proposed Site Layout received 25 September 2014

Existing Roof Plan and Cross section received 17 July 2014

Details of Proposed Use Letter received 25 September 2014

Proposed Internal Layout received 25 September 2014

Proposed Elevations received 25 September 2014

Reason: - To ensure provision of a satisfactory development.

- 3 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.

- 4 The development shall not be brought into use until a minimum of 4 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.

- 5 The turning space in front of the dwellinghouse shall be retained to enable vehicles to enter and leave in a forward gear and this shall be maintained and kept available for that purpose at all times.

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.