
*Planning, Design and Access
Statement*

Ancillary Granny Annexe

Flat 2, 105 Havant Road
Emsworth
Hampshire
PO10 7LF

October 2014

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1. Introduction

- 1.1 This Planning, Design and Access Statement has been produced to support a planning application seeking the erection of a pre-fabricated timber granny annexe for an ancillary residential use.
- 1.2 A supporting **Granny Annexe Commentary** document has been submitted alongside this statement which provides the regulatory background, as well as an overview of the national policy position, relevant case law and appeal precedents which support the development of such annexes.
- 1.3 The proposed granny annexe will be for a family member of the applicant (**please see submitted Personal Statement**).
- 1.4 The use of the annexe will be ancillary to the main dwelling with strong functional links between them. It is intended that the occupant will be regularly preparing and eating meals in the main dwelling, watching television/relaxing, and all laundry will be undertaken using existing household facilities. There will be no separate address, utility meters, garden area or access to the annexe.

2. Site Context

- 2.1 The site is located on the northern side of Havant Road; the property itself is a large two and half storey detached dwelling. The property has been converted into two flats much like many of the dwellings down this road due to their size. This application relates to flat two which occupies the first and second floors and the rear section of the garden.
- 2.2 The rear garden is split into two in order to provide private amenity space for each flat. The curtilage of the site is well defined by mature vegetation and domestic fencing which in turn provides an effective natural screen and increases privacy to the rear garden.



Site Designation

- 2.3 The site is not bound by any restrictive designation according to the adopted Proposal Map. See figure 1.

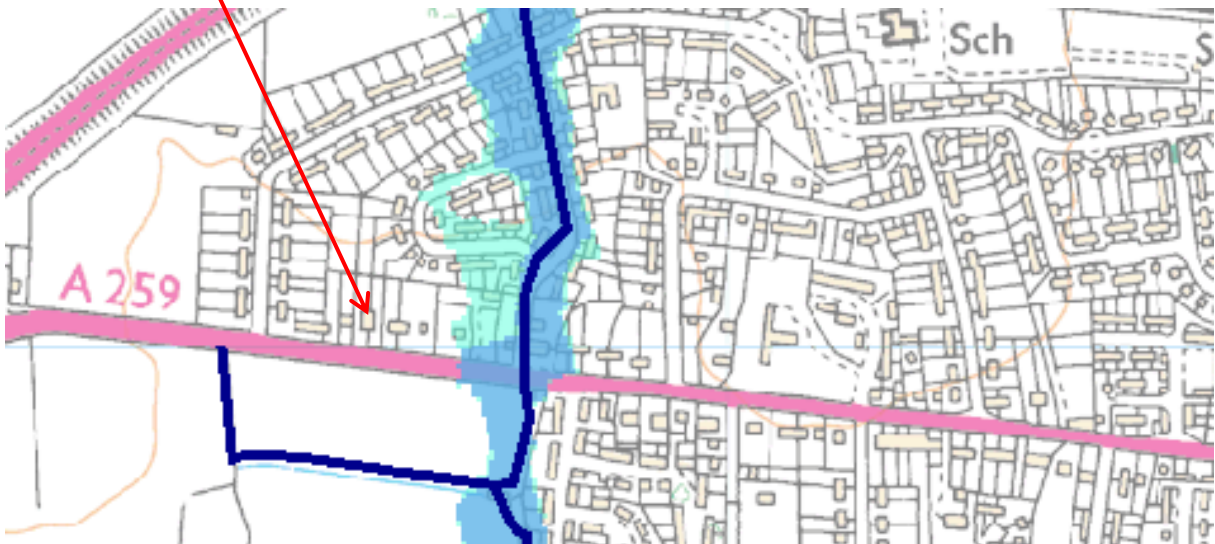
Flooding

- 2.4 Planning Policy requires that any planning application is mindful of the risk of flooding. The Environment Agency's flood maps indicate that the site is within an area that is not at risk of flooding. See figure 2.

Figure 1: Proposal Map Extract



Figure 2: Flood Map



3. Relevant Planning Policies

3.1 The relevant policies against which to assess this proposal are contained within the National Planning Policy Framework (NPPF), Havant Borough Council Core Strategy 2011 and any relevant supplementary planning guidance. These policies are;

- CS1 – Health and Well Being
- CS16 – High Quality Design
- DM7 – Elderly and Specialist Housing Provision
- Borough Design Guide SPD

Use

3.2 This proposal seeks to create a granny annexe to provide ancillary accommodation for the applicant's relative (**Please see submitted Personal Statement**). The construction of the granny annexe would allow the Applicant to have peace of mind knowing they are close by and enable the family to provide the needed care now and in the future.

3.3 There would be no separate address for the annexe.

3.4 The applicant is happy to have a condition attached to any permission restricting the use of the granny annexe solely for ancillary use (See Section 4).

Layout/Siting

3.5 The proposed lodge is to be sited within the garden of flat 2. It is considered that due to the surrounding vegetation and border treatments this position will have the least impact on neighbouring amenity.

3.6 The proposal would have no greater impact upon the surrounding area than any permitted residential paraphernalia.



Scale/Amount

- 3.7 Consideration has been given to the design of the annexe in order to keep the size to the minimum, while still providing usable and comfortable living space.
- 3.8 The size and scale of the proposed granny annexe has been specifically considered to reflect the relationship of the ancillary buildings in the surrounding area and their host dwellings. Being single storey, it would have a clear subordinate appearance to the original house and surrounding properties in terms of mass and scale.

Appearance

- 3.9 A great deal of consideration has been given to the materials used in the construction of the annexe. The materials proposed are sympathetic to the surrounding area and reflect the local character in appearance in order not to be overbearing, while maintaining a subordinate appearance to the dwelling. Please see supporting plans.

Foundations - Concrete slab foundation due to soil condition

Roof construction - Single ply EPDM roofing system (20 year guarantee, 50 year expected life) finished with black plastic rainwater guttering.

Joinery - 1.56m wide x 2.03m high French Doors, in PVCu in Light Golden Oak (exterior) and White (interior)

0.8m wide x 2.03m high fixed frame panel, in PVCu in Light Golden Oak (exterior) and White (interior)

1.2m wide x 1.05m high casement fire exit window to bedroom, in PVCu Light Golden Oak (exterior) and White (interior).



1.2m wide x 0.48m high top hung opening window with obscured glass to shower room, in PVCu Light Golden Oak (exterior) and White (interior)

External Cladding - Clad in western red cedar T&G timber cladding to front and light stone colour fire retardant render to three sides to comply with building regulations

Access

- 3.10 The only access into the annexe will be through the current access to the garden, no independent access will be provided. There would be no separate highway access or need to make any alterations to the existing access point.

Amenity

- 3.11 The proposed granny annexe would be a single storey building set within the curtilage. The principle doors and windows would look out on to the curtilage of the Application Site. The proposed scheme would not cause any overlooking issues.
- 3.12 To alleviate any noise emanating from the annexe, it has been designed in a way to incorporate full floor, ceiling (100mm EPS) and wall (100mm EPS SIP) insulation. Acoustic insulation is provided by the high grade insulation found within the SIP and then improved by the plasterboard lining.



4. Appropriate Condition

- 4.1 Government advice on granny annex accommodation is contained in Circular 11/95 on Planning Conditions. Paragraph 98 of this circular states;

“It is possible that a 'granny annexe' which provides independent living accommodation, could subsequently be let or sold off separately from the main dwelling. Where there are sound planning reasons why the creation of an additional dwelling would be unacceptable it may be appropriate, to impose a planning condition to the effect that the building permitted shall be used solely as accommodation ancillary to the main dwelling house.”

- 4.2 The Circular goes on to note that:

“The same is true for separate buildings...intended for use as 'granny annexes'. In these cases it is even more likely that a separate unit of accommodation will be created”

- 4.3 The applicant is happy to accept the below condition, taken from model condition 47 from Circular 11/95:

The proposed building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling.



5. Material Considerations

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the development plan unless material considerations indicate otherwise. **Please see the supporting Granny Annexe Commentary for relevant appeal precedents.**

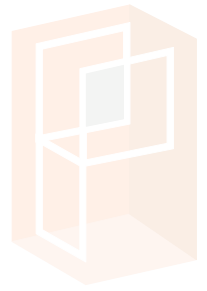
6. Conclusion

- 6.1 The development of a granny annexe at the application site conforms to both national and local planning policy.
- 6.2 With regard to site specific matters, the proposed scheme has ensured that:
- The use of the annexe will be ancillary to the main dwelling;
 - The appearance and scale of the granny annexe would appear subordinate to the main dwelling;
 - The design, appearance and use of materials is appropriate within its setting;
 - There is no loss of privacy by overlooking neighbouring properties; and
 - There is no overbearing impact upon neighbouring dwellings.
- 6.3 We trust you have all the information you need to make a prompt and positive determination. Should you require any additional details please do not hesitate to contact us.



www.plainview.co.uk

contact@plainview.co.uk



- **Horsham:** The Courtyard, 30 Worthing Road, Horsham, RH12 1SL

T: 01403 330737 / E: horsham@plainview.co.uk

- **Cheltenham:** 5 Strand Court, Bath Road, Cheltenham, GL53 7LW

T: 01242 501003 / E: cheltenham@plainview.co.uk

- **London:** 1 Warwick Row, London SW1E 5ER

T: 0203 3769547 / E: london@plainview.co.uk

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