
Site Address:	25 Beechwood Avenue, Waterloooville, PO7 7LR		
Proposal:	Single storey rear extension to create annex.		
Application No:	APP/14/01033	Expiry Date:	04/12/2014
Applicant:	Mr R Payne	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.25 Beechwood Avenue contains a two storey dwelling that forms the end house of a short terrace of four. The site is located to the south eastern side of Beechwood Avenue.

Long narrow rear gardens are a characteristic of the immediate locality; the adjacent dwellings to the south east, sited within Maralyn Avenue, being 32m in depth from the rear elevations of these dwellings to the side boundary of the application site. The application site has a rear garden of over 45m in depth and an area of grass to the front of the dwelling adjacent to hardstanding which provides parking provision for 3 cars.

2 Planning History

No relevant planning history on Acolaid

3 Proposal

Single storey rear extension to create annex. The annex is proposed to be attached the south western corner of the existing dwelling house and extends into the rear garden by 10m. It is 3.5m to the ridge of a proposed shallow pitched roof. It is shown to be pulled back from the shared boundary to the north east by 3m.

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)

Borough Design Guide SPD

Residential Car and Cycle Provision SPD

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

The Highway Authority has no adverse comment to this application providing it is used as an annexe to the existing property and not a separate dwelling unit.

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: 11

Number of site notices: None

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) 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 elderly relatives and the layout plans show a bedroom, lounge and bathroom but no kitchen. A link is proposed from the bedroom directly into 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 mother & father of the applicant and they would be occupying the annexe as ancillary accommodation, ie they would be reliant on the main house for meals. Being occupied by relatives, 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, 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 The plans have been revised reducing the depth of the proposal by 2.5m and as a result the annexe extension will be appropriate in visual terms - it is suitably subservient to the main house. It is set well back from the front of the site and although, it is 10m in depth, it would not appear overly dominant given the single storey nature, shallow pitch and spaciousness of the application site garden and surrounding gardens. It is considered to comply with both the Borough Design Guide and Policy CS16.

(iv) Impact upon residential amenity

- 7.6 The proposed extension is pulled away from the north eastern the side boundary between the attached dwelling by 3m. The side windows within both elevations will be mostly obstructed by the existing boundary fences and will only extend above the fences at high level, (2m+). The low profile of the proposal combined with the height of the existing boundary treatment is such that there would be no overlooking/loss of privacy/overbearing to an unacceptable extent. The proposal would not have any unacceptable detrimental effect on neighbouring amenity and is therefore considered to comply with policy CS16.

(v) Highways

- 7.7 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. 3 spaces are accommodation to the front 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/14/01033 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. 25 Beechwood 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:

Red Line Site plan received 06 October 2014

Proposed Layout and Front and Rear Elevations received 14 November 2014

Proposed Side Elevations received 14 November 2014

Existing Layout received 6 October 2014

Reason: - To ensure provision of a satisfactory development.