
Site Address:	33 The Brow, Waterloooville, PO7 5BY		
Proposal:	Front and rear extensions to garage and garage conversion to create an annexe.		
Application No:	APP/14/00888	Expiry Date:	27/10/2014
Applicant:	Mr Sharman	Team:	Team 1
Agent:	Mr Bramble-Stewart	Case Officer:	Stephen Cantwell
	GBS Designs		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

A detached house three bedroom house on sloping ground in a street containing many similar 1930's houses. The garage is approximately 2m to the rear, immediately alongside the boundary with no 31, and has a flat roof. At 31 there is a single storey rear extension and elevated deck approx 85cm high, extending approximately 0.2m rear of the existing garage. The intervening fence is missing and no 31 appears to be empty, under renovation (a for sale board was displayed during site visit 17th Oct 2014). Other fences are 1.6m - 1.8m close boarded. there are outbuildings deep into the [plots of some neighbouring houses e.g no 29. The front garden is largely hard-surfaced with dropped kerb, capable of taking two cars, possibly a third with some maneuvering. the driveway is 2.1m wide and may be able to take a very narrow vehicle.

2 Planning History

None relevant

3 Proposal

To extend and convert the garage, to provide annexe accomodation for an elderly parent. The design has been amended to step-down and slightly reduce the length of the rear section.

4 Policy Considerations

National Policies
NPPF 2012

Local Plan (Core Strategy)

CS16 - High Quality Development
DM13 - Parking for residential developments

5 Statutory and Non Statutory Consultations

Highway Engineer - No objection, adequate for annexe

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: 3

Number of representations received: none note that no. 31 is apparently for sale (17th Oct) but viewed during site visit from the rear garden and deck area

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 on character and neighbours
- (iii) Parking

(i) Principle of development

7.2 The site is within the defined area where the principle is acceptable, subject to detailed considerations below.

(ii) Impact on character and neighbours

7.3 As submitted, the height and length of the extended building was considered overbearing when viewed from the neighbouring garden. Although there has been no objection (possibly as no. 31 is for sale), it was considered that the height and length needed to reduce. The presence of the sun deck and elevated floor level at 31 has been taken into account, and it is considered that in this case, an acceptable on-balance impact was struck by reducing the length of the proposed extension by 1m and the height by 0.6m. Conditions to control further enlargement or windows and mechanical vents within 1m of the boundary, are considered important in order to control other changes which may impact on neighbours.

7.4 The proposed annexe would be self contained and occupied by an elderly relative. Use by a member of the household in this way is unlikely to bring significant increased activity, as many household activities and trips will be shared, this is explained in the application. Other forms of occupation, e.g separate letting would be likely to bring other associated activities and separate lifestyles, so that arrangements such as use of the garden space and parking would tend to separate, creating impacts akin to a new dwelling, which would be out of keeping with the character and layout of this area and likely to increase risk of nuisance to neighbours. Conditions to control the use of th annexe, the gardens and parking are necessary.

(iii) Parking _

7.5 Parking for two cars is comfortably provided, a third space will require much manoeuvring and is questionable. The highway officer has advised that the parking is acceptable given that the use of the annexe is not separate from the use of the house

and household. Many trips and guests will be shared, along with arrangements for household management.

8 **Conclusion**

- 8.1 The development is acceptable subject to conditions regarding use and the control of any further enlargement or external alterations within 1m of the boundary.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to Grant Approval for application APP/14/00860, 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 unless the Local planning Authority gives prior written approval for any variation.
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 annexe accommodation hereby permitted shall not be occupied at any time other than for purposes ancillary to the occupation and enjoyment of the existing dwelling at the site, in accordance with the plans hereby approved. If the building is not used as annexe accommodation, it shall only be used for purposes incidental to the existing dwellinghouse (for example as a garage, summerhouse, shed or similar incidental use). It shall not be used or occupied as a separate unit of accommodation nor shall it be used for any business, commercial or industrial purposes whatsoever.
Reason: In the interests of clarity and because uses other than as an ancillary annexe or other purposes incidental to the existing house would give rise to a form of development which is unrelated to the character of the surrounding area. Given the location of the building, the limited amount of amenity space and on-site parking and the likely increase in activity, noise and disturbance which would result from a non-ancillary form of use, it would be likely to harm to neighbouring amenities and lead to inadequate parking. This condition is in order to ensure that the development is in accordance policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The front and rear garden areas of the existing dwellinghouse shall be permanently retained for use by the occupiers of both the dwellinghouse and the annexe building.
Reason: To ensure that adequate space is retained for occupiers of the house and the related annexe and to avoid the formation of separate garden areas, plots or curtilages and the intensive use and development of the garden, 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.

- 5 The parking provision shown by drawing SHAR04 shall be provided prior to the commencement of the use of the annexe hereby approved, and thereafter shall be permanently retained and for the parking of vehicles by occupiers of both the existing dwellinghouse and the annexe.

Reason: To ensure that adequate parking is provided and retained for the house and annexe in the interests of traffic safety and to safeguard the amenities of the locality, having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the annexe building hereby approved, extended and altered shall not be further enlarged, nor shall further additional windows or mechanical ventilation outlets be added into the southern side wall or within 1 metre of any boundary without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

SHAR 01A: Proposed Floor Plan. Received on 20th October 2014

SHAR 03A: Proposed Elevations. Received on 20th October 2014

SHAR 04A: Proposed Parking. Received on 20th October 2014

SHAR 05A: Proposed Block plan. Received on 20th October 2014

SHAR 06A: Proposed Site Plan. Received on 20th October 2014

SHAR 07A: Location Plan. Received on 20th October 2014

SHAR 08A: Proposed Levels. Received on 20th October 2014

Reason: - To ensure provision of a satisfactory development.