
Site Address:	75 Nursling Crescent, Havant, PO9 5SR		
Proposal:	Retention of existing outbuilding for use as ancillary living accommodation.		
Application No:	APP/14/00550	Expiry Date:	18/07/2014
Applicant:	Ms Wawrzyn	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Bondfields		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

No. 75 Nursling Crescent is the most northerly end of terrace two storey dwelling located on the corner with Whitsbury Road. It has a larger than average plot having additional space to the north at the front, but the curtilage then recesses back to a standard depth for its rear garden, due to a parking court off Whitsbury Road.

A detached outbuilding, with three elevations (east, north and south) having a render finish and one (west) brick, and shallow pitched roof has been erected in the area to the north of the dwelling. The eastern, northern and southern boundary adjacent the car parking court comprises low brick wall but with high evergreen privet hedge, screening the site and outbuilding.

2 Planning History

None

3 Proposal

This is a retrospective application seeking the retention of the existing outbuilding to be used for ancillary living accommodation. The outbuilding measures 5m by 5.7m with an eaves height of 2m, a maximum height of 2.4m. It has its 'front' door on the north elevation with a path leading from the main house to this door. Internally the space has the main room which includes a desk, a separate room which has a bed, and a further small room which will be w.c but this is not yet plumbed in and working. The building is being used for storage of household items, and is used as an extra bedroom when the applicant's relatives visit.

4 Policy Considerations

National Policies
NPPE

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 13

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 outbuilding
- (iii) Visual impact and affect on residential amenity
- (iv) Parking

(i) Principle of development

7.2 The site lies within an urban area where the principle of development is acceptable subject to policy and detailed development control criteria.

(ii) Use of outbuilding

7.3 In its current form the outbuilding does not include all the facilities necessary to enable it to be occupied as a separate dwellinghouse independent of the main house - it does not have a kitchen and currently not a working w.c. either (although this is intended). At present it is used solely for storage of the applicants belongings and as somewhere the applicants' relatives can stay when they visit - they simply sleep in it as a 'spare room' and spend the rest of their time with the main house, eating and living with the family. I am satisfied that currently it is used as genuine ancillary accommodation.

7.4 However, being a detached outbuilding within the curtilage of the application site, there is the potential that it could be used as a separate dwellinghouse in the future. This would be unacceptable as the outbuilding does not have sufficient amenity area in its own right. The adjacent car parking court truncates the land to the rear of the outbuilding such that it would have no private amenity space for future occupiers. Therefore this proposal is only acceptable on the basis that this outbuilding provides ancillary living accommodation only - which can be conditioned.

(iii) Visual impact and affect on residential amenity

- 7.5 The outbuilding has a low profile, and together with the high evergreen hedges which provide screening on three sides, it is only visually apparent in the street scene from the east. It is no more visually prominent than a detached garage would be in this position. Since it is a corner site the outbuilding is not directly adjacent any neighbour and therefore its physical form cannot cause any harm to neighbouring amenity. If the use of the outbuilding were as a separate dwelling, then the associated comings and goings, vehicle movements etc could lead to an intensification of the use of the site that may impact neighbouring residential amenity. However the proposal is for ancillary living accommodation only and the use, with its door on the north, would not affect the adjacent neighbours.

(iv) Parking

- 7.6 The application site probably wasn't provided with any onsite parking when originally constructed - there are several parking courts in the vicinity for residents. However at some point the frontage area has been block paved and a drop kerb provided enabling the parking of a vehicle on site. The siting of the outbuilding has retained this frontage parking area but sepearate occupation, if it occured, miught well generate the need for aditioanl parking, which would require further consideration. Hence this is a further reason why the building should only be used incidentally to the dwelling.

8 Conclusion

- 8.1 As incidental / ancillary accommodation the proposed outbuilding 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 PLANNING PERMISSION IN RETROSPECT** for application APP/14/00550, subject to the following conditions:

- 1 The ancillary accommodation the subject of this permission shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling no. 75 Nursling Crescent and shall not be used as a separate unit of accommodation.
Reason: There is insufficient amenity and parking space to enable the building to be occupied separately from the existing dwelling and such separate occupation is likely to be out of keeping with and harmful to the character and amenities of the area, having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 2 The existing hedge along the east, north and western boundaries of the site, as indicated on the plans and details submitted with this application shall be retained to a minimum height of 2m metres in perpetuity and to a standard

consistent with good arboricultural practice, any part of the hedge which is removed, dies or becomes diseased or damaged shall be replaced.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, the building the subject of this permission shall not be enlarged or extended without the prior written approval of the Local Planning Authority.

Reason: Further development would reduce amenity space and intensify development and its impacts and is likely to be out of keeping with the character and amenities of the area, having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:1250 location plan
1:500 Block Plan
Photographs - rear, front & side
1:50 plans elevations
1:50 existing and proposed layout plans

Reason: - To ensure provision of a satisfactory development.