
Site Address:	6 Highland Close, Emsworth, PO10 7JP		
Proposal:	Single storey annex extension and replacement front porch.		
Application No:	APP/13/00960	Expiry Date:	18/11/2013
Applicant:	Mrs Strong	Team:	Team 2
Agent:	Mr Farrer	Case Officer:	Rachael McMurray
	MF Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located in the corner of a residential cul-de-sac in Emsworth. It comprises a two-storey, semi-detached property of brick and tile construction with a pitched roof. It has a rear garden of 9m depth. To the front of the property there is a flat roof garage which is attached to another garage belonging to No. 7. In between the garage and house there is a front garden which extends around to the side of the property and then to the rear. This is enclosed by a 1.8m high fence. There is a bowling club to the west of the property.

2 Planning History

None relevant

3 Proposal

The proposal is for a single storey side extension which would provide an annexe. It would include a pitched roof which would extend into a canopy over the front door. Internally it would provide a living room and dining area, a bathroom, a sink and a bedroom. It would have access from the main dwelling via a door off the hallway. It would also have double patio doors in the front elevation looking onto a sectioned off garden area. There would also be an access door on the side elevation.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None required.

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: 7

Number of site notices: 0

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of the design and effect on the street scene
- (iii) Effect of the neighbouring properties
- (iv) Use of the Extension
- (v) Parking

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development management considerations. The provision of integrated annexe accommodation is acceptable.

(ii) Appropriateness of the design and effect on the street scene

7.3 The proposed extension relates well to the main dwelling in terms of its design, as it would feature a pitched roof and would integrate with the canopy over the main front entrance door. It would not be highly visible from the streetscene as the application is tucked into the corner of the cul-de-sac and the extension would be on the west elevation which is currently not visible.

(iii) Effect on the neighbouring properties

7.4 Due to the siting of the extension on the west elevation, no residential neighbouring properties would be affected. The western boundary is shared with the bowling club which is of a sufficient distance away so as not to be affected.

(iv) Use of the extension _

7.5 It would be important that the ancillary relationship between the granny annexe extension and existing dwelling be maintained, as separate occupation would suffer from lack of amenity space comparable with the immediate locality and would result in

an intensive use of a small curtilage, out of keeping with the character of the area. It would be potentially harmful to neighbouring amenities by added activity, noise and disturbance. Furthermore, the creation of a separate dwelling could have an in-combination impact on designated habitats, which has been considered by the recent Solent Disturbance Mitigation Project; policy CS11 (11) and emerging policy DM24, albeit further work is needed to ascertain a fair and proportionate approach to mitigation, including the impact of small residential developments and although provisions are not currently in place for measures to be undertaken or contributions to be made for development of the scale proposed here, this is likely to change in the future as further work is undertaken and the emerging policy acquires greater weight. For these reasons and due to parking (considered below) a planning condition would be needed to ensure the extension does not become a separate unit of accommodation.

(v) Parking

- 7.6 The property can provide 3no. parking spaces as shown on Drwg No. P_01 which meets the requirements for a 4no. bedroom house.

8 Conclusion

The application is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00960 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.
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 accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall be constructed so as to be integrated with the accommodation of the existing dwelling and shall remain permanently as such thereafter, it shall not be used as a separate unit of accommodation whatsoever.
Reason: Separate accommodation would lack adequate amenity/garden and parking space resulting in an unsatisfactory form of development which would not accord with policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012. It

might also generate the need for mitigation of the in-combination impact of new dwellings on designated habitats which is subject to the provisions of the emerging policy DM24 of the Havant Borough Publication Local Plan (Allocations) Document, October 2013 and the adopted policy CS11 (11) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012

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

Location plan, proposed block plan and proposed floor plan - Drwg No. P_01

Existing elevations and floor plan - Drwg No. 100

Proposed elevations and section plan - Drwg No. P_02

Reason: - To ensure provision of a satisfactory development.