DELEGATED OFFICER REPORT

PROPOSAL	**Construction of new outbuilding at the end of the rear garden for use as a self-contained "granny annex" . Relocation of existing outbuilding to a different location within garden.**
LOCATION:	23 Elmwood Avenue, Waterlooville, PO7 7LG
REFERENCE NO:	APP/25/00699
APPLICANT:	Mr Tony Sizer
CONSULTATION EXPIRY DATE:	21/10/2025
APPLICATION EXPIRY DATE:	29/10/2025
WARD:	Stakes
SUMMARY RECOMMENDATION:	
Approve with Conditions	

1. Site Description

Please see DM Officer Report DRAFT in Files.

2. Planning History

Is there any planning history relevant to the current application?

Yes/No

{{SiteHistory.arcusbuiltenv__Related_Record_Link__c}:html}

3. Proposal

Construction of new outbuilding at the end of the rear garden for use as a self-contained "granny annex" . Relocation of existing outbuilding to a different location within garden.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty
Havant Borough Local Plan (Core Strategy) March 2011
Havant Borough Local Plan (Allocations) July 2014
Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade:
Conservation Area:

5. Statutory and Non Statutory Consultations

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons

Number consulted:

Public comments - Number of representations received:

[List comments or summarise issues raised]

On behalf of [Redacted], I write in support of planning application APP/25/00699 for the construction of a new outbuilding at the end of the rear garden for use as a self-contained “granny annex” and the relocation of an existing outbuilding within the garden at 23 Elmwood Avenue, Waterlooville, PO7 7LG.

[Redacted] that such proposals make efficient use of existing residential plots, offering flexible and sustainable living solutions that respond to the increasing need for multigenerational accommodation and care. The proposed annexe, by virtue of its ancillary nature and siting within the curtilage of the main dwelling, aligns with established planning principles that support the provision of supplementary accommodation for family members, while maintaining the primary residential use of the site.

We note the intention for the annexe to remain ancillary to the main dwelling, which is a key consideration in ensuring that the proposal does not result in the creation of a separate planning unit. The relocation of the existing outbuilding appears to be a pragmatic response to site layout and does not raise concerns regarding overdevelopment, provided that the scale and design remain subordinate to the principal dwelling. It is important that the Local Planning Authority ensures appropriate conditions are attached to safeguard against future separation or independent occupation of the annexe.

[Redacted] encourages Havant Borough Council to consider the adoption of supportive annexe policies in future iterations of the local plan, recognising the positive impact that ancillary accommodation has had in relieving housing pressures in jurisdictions such as Ireland and California. Such policies can provide clarity and consistency for applicants and officers alike, supporting sustainable and flexible living arrangements that benefit families and communities.

[Redacted]

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1

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9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with Conditions for application APP/25/00699

Conditions:

1	The development must be begun not later than three years beginning with the date of this permission. **Reason**: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2	The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan Proposed Block Plan SC/25/485-002 Existing Plans and Elevations of Repositioned Outbuilding SC/25/485-101 Rev A

	Proposed Plan and Plot Plan SC/25/485-201 Proposed Annex Elevations SC/25/485-202 Covering Letter from Studio Charette received 3 September 2025 **Reason:** To ensure provision of a satisfactory development.
3	The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable. **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.
4	The annex accommodation and outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or used in connection with any trade or business. **Reason:** The annex accommodation and outbuilding are not a satisfactory position, have insufficient amenity space, and have insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1	In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by: • Offering a pre-application advice service, and • Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and, In this instance:

	• Your application was acceptable as submitted and no further assistance was required.