

Havant Planning

Our Ref: H/240/ID
Your Ref: APP/24/00372
Email: lan@southernplanning.co.uk
Date: 19 June 2024
Status: Electronic

Dear Sir/Madam

Detached 3 bed annex across two floors, one below ground level and one above ground level.

8 Fourth Avenue, Havant, PO9 2QX

I have been instructed by the owners of number [REDACTED] to object to the above planning application. The grounds for the objection are as follows: -

Application details

- The application has not been submitted by any supporting statement. The supporting statement should: -
 - Detail the full response from the planning officer in relation to the pre-application enquiry.
 - Indicate the physical and functional relationship between the host dwelling and the proposed annexe.
 - Provide details of the family member who would live in the annexe and the reasons for needing an annexe.
 - The reason for the annexe needs to be 3 bed dwelling over two floors.
 - Provide details of how the dwelling would be constructed. In particular having regard to the depth, and the close proximity to the hedge's boundary.
 - Provide details of how any spoil from the creation of the lower floor would be removed.
- The application forms state that there are no hedges or trees on the site or the adjoining site. This is incorrect, there is a large Sycamore towards the rear of the site which would have to be felled to allow for the development together with other smaller trees. On the boundaries there are significant hedges over 1mt. wide within

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adjoining gardens (numbers 6 and 10 Fourth Avenue) See below. It is requested that the case officer visits the site and neighbouring gardens to assess the extent of the hedges.



There is no ecology report. It is understood from Mrs Andrews that all neighbouring properties have seen slow worms within their front and rear gardens.

As submitted the application should be refused for lack of information as indicated above. The objector reserves the right comment if further information is submitted.

The proposal

Notwithstanding the total lack of supporting information with the application an assessment has been undertaken on the proposal as submitted based.

Scale

The proposal is for a two storey three bed dwelling with a floorspace of approximately 230 sq. mts. This includes an outside sitting area and separate car parking and within a separate fenced off plot. Access via its own driveway.

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The footprint is larger than properties to the rear in Swallow Close. The size of these properties is approximately 150 sq. mts. therefore the annexe would be over 30% larger than adjoining dwellings.

To put this into perspective a recently permitted Havant Council application for a single storey annexe at Chilcombe Close (APP/23/00915) was considered to have a significant presence measuring 43 sq. mts. This proposal is 5 times larger.

An annexe/building measuring this size would clearly be out of scale with other development in the area.

Plot

The new annexe would be located within a separate fenced off plot. There is separate car parking and bin stores.

Access would be from a new driveway created to run alongside the boundary with number 6 Fourth Avenue.

Physical and functional link

The annexe would be substantially distanced from the host dwelling (approximately 25 metres) and would not be incorporated within or physically attached to the host building. Other than the driveway, there would be no physical link or close relationship between the two.

It would be expected that there would be a footpath connection between the host property and the annexe.

It is understood the property is currently rented. It is not clear therefore whether the annexe is intended for the tenant's family member or for the owner.

Annexes should demonstrate a functional and physical dependency on the host dwelling. In this circumstance it is not considered that this has been demonstrated.

Design

There are no other timber clad buildings of this scale in the area. As such it will appear incongruous and would be detrimental to the character and appearance of the area.

Loss of trees and hedges

The proposal will result in the loss of trees on the site and due to the depth of the basement level is likely to result in the loss of the adjoining mature hedges.

Noise

The provision of parking within the rear garden requires a new access road and parking areas. The new access road will be alongside the rear garden of number 6 and the parking areas adjacent to number 10. The plans do not show whether it is feasible to turn cars around so that they can enter and leave in a forward gear. Consequently, it is likely that the access and manoeuvring will result in noise and disturbance for the adjoining neighbours detrimental to their residential amenity and the use of the gardens.

Conclusion to assessment

The annexe is clearly not subordinate to the principal dwelling and could not be considered to be an annexe. It is of a significant size that would dominate the northern part of the garden in close proximity to a number of neighbouring properties in Swallow Close. The new access would be alongside the boundary with number 6 resulting in noise and disturbance to them.

As such it is argued that this would be tantamount to the creation of a new dwelling.

Assessment against planning policy

The key policy documents in relation to this application are: -

National Planning Policy Framework (NPPF)

Havant Borough Local Plan (Core Strategy) March 2011

- o CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
- o CS16 (High Quality Design)

Havant Borough Council Borough Design Guide SPD December 2011

Local plan

Policy CS11

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The proposal would be contrary to policy CS11 in that the proposal will result in the loss of trees and hedging.

Policy CS16

The proposal would be contrary to policy CS16 for the following reasons: -

The proposal would not respond positively to local character.

Would cause harm to neighbouring properties in terms of noise and disturbance.

These issues are also relevant to the NPPF.

Design Guide

The design guide at paragraphs 5.26 and 5.27 states in relation to Backland Development: -

5.26 Backland developments can be difficult to design because they are commonly located in existing residential areas, which can create issues of scale, access, overlooking and separation distances. Backland sites are generally landlocked, such as rear gardens and private open space and therefore by their nature are largely out of view. The proposed development should therefore not dominate in terms of mass or height, the street or public frontage, or buildings on this frontage. It should be well designed, it should also be subservient and smaller in size, massing and scale to the frontage property.

*5.27 Tandem backland development is created where new dwelling is placed immediately behind an existing dwelling, on sites that occupy smaller sized plots or share the same access. **Due to the problems of overlooking, noise and traffic disturbance, loss of amenity, cramping and the adverse impact on local character, successful tandem schemes are difficult to deliver successfully.***

The proposal will provide independent living accommodation a separate garden and car parking area and the due to the scale and size of the development it is tantamount to the creation of a new dwelling. As such should be considered as tandem backland development and should therefore be refused as being contrary to the design guide.

Conclusions

It is argued that the proposal as submitted and for the reasons identified above would be contrary to the policies CS11 and CS16 in the Havant Local Plan, the NPPF and the Havant design guide. As such the application should be refused.

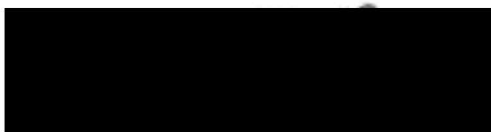
Yours sincerely

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Ian Donohue, BA (Hons) MRTPI DMS
Director



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