

PLANS & DETAILS

in respect of

PROPOSED GRANNY ANNEXE

at

16, NORRIS GARDENS, HAVANT, PO9 2TT

for

MR. & MRS. A. BROWN.

April 2019.

THE PROJECT SUPPORT PRACTICE

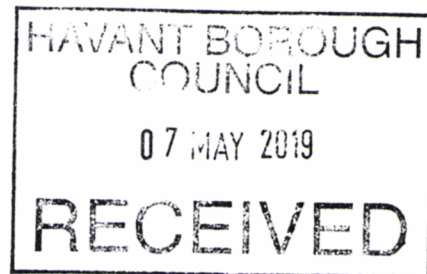
Surveying - Concept & Architectural Design - Planning

Project Management - Contract Costing - Claims Consultants.

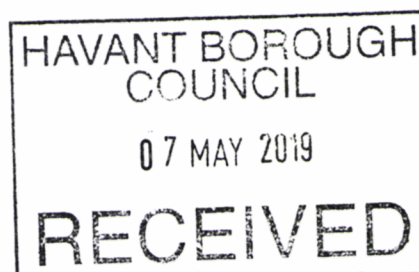
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INTRODUCTION.



1. The property and setting.

The property in question is a large executive detached house positioned at the end of a cul de sac known as Norris Gardens in Havant. It is positioned on the north side of the road and set within an extensive plot which extends to .120 hectares. It has a rear exit gate to the large garden which is accessible via a pedestrian path that joins the same road further to the east.

The property benefits from an integral garage and has space at the front of the property to park three further vehicles.

There is an existing outbuilding within the rear garden [maximum height of 2.5 metres] which will be demolished.

It should be noted that the property directly to the east has a detached garage set virtually on the boundary and with a ridge height that is in the region of 4 metres.

It will also be appreciated that the site is not directly overlooked. More than adequate boundary treatments on all sides provides total privacy to the whole site.

2. The requirements.

The parents of the applicant, Mr. & Mrs. Brown senior currently reside in Spain. Both are now fully retired [REDACTED]

[REDACTED] there is a family desire for them to relocate permanently back to the United Kingdom. For this reason, together with an obvious future need to have support care close at hand, the desire is to provide a suitable Granny Annexe within the grounds of the site.

3. Proposals.

The proposed Annexe would be ancillary to the main dwelling and would not be seen as being an independent building in any way. It will have the same address as the existing dwelling and will be connected directly to the existing services [no separate meters]. The existing garden will be shared with no fencing or hard screening around the annexe. There would be no separate access.

The annexe itself would extend to 40 M2 and it will be seen that the proposed layout would be fit for purpose and afford the couple an acceptable standard of living. The balance between independence and available care with support would be easily achieved.

In order to achieve an independent feel all relevant facilities would be provided within the proposed annexe but it is anticipated that the couple would be preparing and taking meals within the main dwelling, taking advantage of the facilities therein which would include their laundry needs. Close direct contact with the family would also be available.

SUPPORTING DETAILS.

The following information reflects and responds to the specific numbered items outlined within the correspondence received from Havant Borough Council dated the 16th. April 2019 under their Ref: GEN/19/00257.

1. The principle of development.

As the site is located within the urban area new development is normally considered acceptable so the proposals within this application are considered to meet this criteria.

2. The impact on the character and appearance of the area.

Although the proposed annexe would not be visible from the highway or the pedestrian footpath the design and finishes would reflect a quality building. It will also be noted that an existing outbuilding, of questionable appearance, would be demolished. Also of relevance is the fact that the annexe would be single storey with a pitched roof therefore being seen as totally subservient to the main building. Taking these points into account the annexe would be sympathetic to its surroundings and not have an adverse impact on the area.

3. The impact on neighbours residential amenities.

As previously stated the existing boundaries provide total privacy to the site and, conversely, to the adjoining properties also. It will be seen from the proposed plans that the building would be set off the boundary with No. 14 by 2 metres. [the existing outbuilding is only 1.5 metres from the boundary] Also, the design specifically ensured that the only opening facing that boundary would be a small high level window serving an en suite. The main doors and windows would face directly onto the large garden area.

The size of the plot and the proposed position of the annexe dictates that the properties facing the other boundaries would not suffer from any adverse impact on their privacy. Having regard to possible additional noise pollution it is pointed out that the proposed building would be a timber framed structure where the insulation is superior to that of a traditionally constructed house.

[Comment considered relevant: Should the proposed building have been a simple ancillary annexe for, say, a fitness room, playroom or hobby room it would, subject to certain criteria, actually be considered as being permitted development. As such issues such as privacy, noise and light pollution would not be an issue.]

4. Highway matters.

The current property is a five bedroom dwelling. Whilst it benefits from an integral garage and three off road parking spaces no additional vehicles will be present as the proposed occupiers no longer drive on a regular basis and as such will not have ownership of any vehicles. Should there be a desire to utilise mobility scooters these could be parked, when not in use, on the hard standing present inside the garden access gate.

5. Arboricultural matters.

There are no trees on the application site that are in close proximity to the proposed annexe.

There are two mature trees within the garden of No. 14 [an oak and a weeping willow] but their canopies are well away from the boundary and as such there would not be any impact on their roots. There is also a hedge adjacent to the boundary within the garden of the adjoining property. It is for this reason that the proposed annexe would be set 2 metres in from the boundary fence.

6. Flood Risk

It will be seen from the Environment Agencies data that the site is not within a flood zone.

7. Ecology.

As confirmed in the Council's letter this project would not be subject to a Solent Disturbance Mitigation Project.

8. Developer Contributions / Community Infrastructure Levy.

The relevant forms are attached to this application.

ADDITIONAL INFORMATION.

1. Proposed finishes to annexe would be as follows:

Overall height would not exceed 4 Metres.

Roof: Pitched roof with grey eternity slates. Black plastic rainwater goods.

Walls: Horizontal fibre cement Cedral lap weatherboard – light oak.

Joinery: White quality grade UPVC windows and doors – all double glazed.

Pergola: Supports and structure in natural oak.

2. Previous Planning History:

It will be noted that the property benefitted from a previous approval that allowed for single and double storey extensions to be added. Whilst the majority of the additions have been completed that closest to the proposed annexe has not, as yet, been commenced.

Investigations will also show that other properties within close proximity to the site have had the benefit of extensions, additions and also a granny annexe.

3. Other Planning Considerations

It is considered that the proposal as outlined would be in line with the relevant requirements of the Havant Borough Council's Local Plan [Core Strategy] 2011. In particular the guidelines outlined under CS16 have been fully met.

The position of the proposed annexe together with its restricted access would prevent it from ever being considered as a possible separate dwelling.

The provision of a Granny Annexe is considered to comply with current Government directives.

CONCLUSION.

When taking into account all the above points it is felt that the proposals cannot be considered as being controversial. If, however, the Case Officer has any points of concern the agent would be only too pleased to attend a meeting in order to address same.