

23, Sandy Point Road, Hayling Island – APP/19/0684

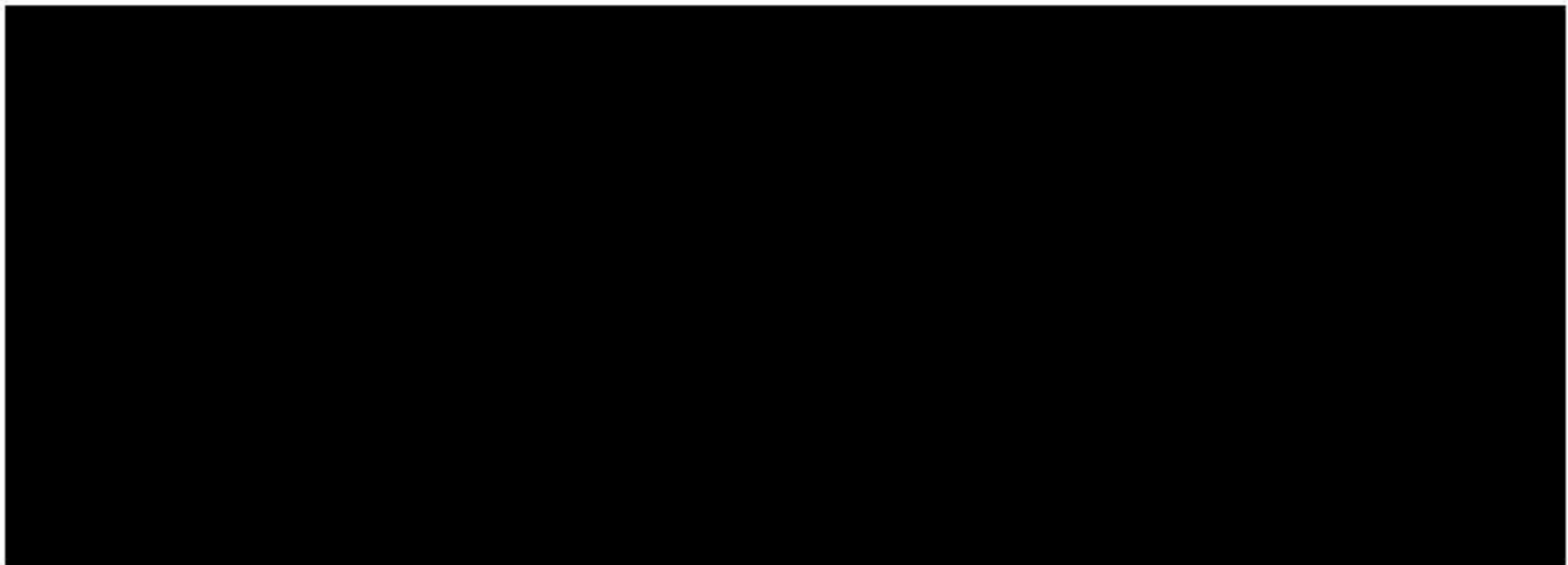
Statement of The Integral Link

between

The Proposed Annexe and the Main Dwelling House

1.0 The Proposal

The proposal seeks to convert and extend the existing annexe/garage/outbuildings to a 2 bed annexe. This would provide a larger living area, kitchen/dining area, study and bathroom.



The proposal is intended to be an annexe to the principal dwelling, as confirmed independently by the applicant.

2.00 Planning Requirements

The application will have to comply with normal residential design guide standards and parking standards in any Supplementary Planning Documents (SPD).

These include a requirement to provide adequate parking for the occupants of the main house and the annexe.

Proposals for residential annexes will be permitted within settlement boundaries provided that they are of a good quality design and do not cause significant adverse impacts on the living conditions of adjoining occupiers.

The council will, in broad terms, normally expect a residential annexe to:

1. Be within the garden of the main dwelling
2. Have a functional connection with the main dwelling (e.g. the occupant should be a dependent relative of the residents of the main dwelling or employed at the main dwelling)

3. Be used in conjunction with the main house
4. Be in the same ownership as the main dwelling
5. Be designed in such a way as to easily allow the annex to be used at a later date as an integral part of the main dwelling
6. Have no boundary demarcation or sub division of the land between the main dwelling and the annexe

3.00 Addressing the Planning Requirements

1. The existing/proposed Annexe is within the garden of the main dwelling.
2. The existing/proposed Annexe has a functional connection with the main dwelling – the occupant is a dependent relative of the residents of the main dwelling.
3. The existing/proposed Annexe is used in conjunction with the main house – ie. The occupant will be part of the family and will be using the main house for most evening meals and weekends etc.
4. The existing/proposed Annexe is in the same ownership as the main dwelling.
5. The existing/proposed Annexe is designed in such a way as to easily allow the annexe to be used at a later date as an integral part of the main dwelling.

We have discussed the idea of a physical link and the Planning Authority have confirmed that this is not required, but it could of course be included at a later date so the annexe could be used as an integral part of the main dwelling. A drawing is attached below to indicate how the existing pedestrian linkage works on the site, and this could be provided with a covered way in the future should this be deemed necessary.

6. There is no boundary demarcation or sub division of the land between the main dwelling and the existing/proposed annexe.

Footnote:

The Planning Authority has received an e-mail from the applicant confirming that the proposed extension to the existing annexe simply reinforces the existing family living arrangements on the site by way of this application.

Peter Galloway
16th September 2019



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plan as referred to in item 6 above