

OFFICER REPORT FOR COMMITTEE

DATE: 18/01/2023

P/22/1702/FP

MR N WALKER

**PORTCHESTER EAST
GHP ARCHITECTS**

SINGLE STOREY REAR EXTENSION.

TURRET HOUSE, HOSPITAL LANE, PORTCHESTER

Report By

Emma Marks – direct dial 01329 824756

1.0 Introduction

- 1.1 The application site is owned by Councillors Mr and Mrs Walker. Accordingly, this application is being reported to the Planning Committee for determination rather than being determined under Officers' delegated powers.

2.0 Site Description

- 2.1 This application relates to a detached dwelling located on the western side of Hospital Lane, off a private access track which runs west along the shoreline of Portsmouth Harbour.
- 2.2 The property is within the designated countryside area and Flood Zone 3.

3.0 Description of Proposal

- 3.1 Planning permission is sought for the erection of a single storey rear extension to be used as a linked annexe.
- 3.2 The extension will measure 12.308 metres deep, 5.294 metres wide with a maximum height of 3.910 metres. The design of the extension is to match the existing character and appearance of the host property.

4.0 Policies

- 4.1 The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17: High Quality Design

Adopted Development Sites and Policies

DSP3: Impact on living conditions

DSP46: Self-Contained Annexes and Extensions

Emerging Fareham Local Plan 2037

4.2 The Fareham Local Plan 2037 was submitted to the Planning Inspectorate on 30th September 2021 and an examination conducted in March and April 2022. Following the conclusion of the examination hearings the Inspector requested a number of main modifications to the Plan. The proposed main modifications were the subject of public consultation from 31st October until 12th December. The Council's Local Development Scheme schedules that the new plan will be adopted in Winter 2022. On adoption the Local Plan will have full weight and at this stage is a material consideration for the determination of planning applications.

- D1: High Quality Design and Placemaking
- D2: Ensuring Good Environmental Conditions
- HP10: Ancillary Accommodation
- CC2: Managing Flood Risk and Sustainable Drainage Systems

5.0 Relevant Planning History

5.1 The following applications represent the most recent relevant planning history for the application site:

P/22/0338/FP	Detached dwelling (self build) on adjoining land to the east
Refused	30-05-22
P/19/0925/FP	Detached dwelling with parking & access from Hospital Lane and associated landscaping & drainage works on adjoining land to the east
Refused	13-02-20
Appeal dismissed	02-11-20

6.0 Representations

6.1 None

7.0 Consultations

7.1 None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which need to be assessed to determine the suitability of the development proposal:

- a) Design/ principle of the proposal
- b) Annexe use
- c) Impact on neighbouring properties
- d) Flood Risk

a) Design/ principle of the proposal

- 8.2 The proposed single storey rear annexe extension will be constructed from brickwork with stone copings and heads to match the existing property. The design and style of the extension is in keeping and would blend in with the host property. Due to the location of the extension, it would not be seen by the public outside the site. The annexe would comprise of a living room, bedroom, kitchen and bathroom accommodation.
- 8.3 The property is located within the countryside where the principle of new residential development should be avoided. However, the proposal is for a residential annex to be used as ancillary residential accommodation to the occupation of the main dwelling, where it is considered acceptable. Development in this location should not have an adverse impact on the landscape character of the area. Due to the position of the extension and its modest size, Officers are satisfied that this form of development is acceptable within this countryside location.
- 8.4 The site is also located over 88 metres to the west of the Castle Street Conservation Area. Given the location of the proposed extension, to the rear of the existing house, and to the west of existing outbuildings on the eastern boundary of the site, the extension will not be visible from the Conservation Area. The proposals would not harm the character and appearance of the Castle Street Conservation Area.

b) Annexe use

- 8.5 Policy DSP46 sets out five criteria for the provision of residential annexes, which if complied with mean planning permission should be granted. These state:
- i. *a functional link between the principal dwelling and the annex or extension can be demonstrated such as a relationship of the occupants of the principal dwelling and the annex;*
 - ii. *the annex or extension is within the curtilage of the principal dwelling;*
 - iii. *adequate car parking spaces are provided for both the residents of the annex or extension and the principal dwelling;*
 - iv. *there is no boundary demarcation or sub-division of garden areas between the principal dwelling and the annexe or extension; and*
 - v. *the annex or extension conforms to the space standards and design requirements as set out in Local Plan Part 1: Core Strategy Policy CS17: High Quality Design and the Design Supplementary Planning Document.*

- 8.6 The extension is proposed to be used as a residential annexe by relatives of occupiers of the main dwelling. The site is not proposed to be sub-divided in anyway and there is adequate car parking to serve the additional residential accommodation, and the occupiers of the annexe would have full access to the shared private garden. A condition will be imposed to ensure that the unit is occupied only for ancillary residential purposes in conjunction with the use of the remainder of the property as single dwelling and shall at no time be occupied separately as an independent unit of accommodation.
- 8.7 The proposed annexe has been considered under the provision of the Nationally Described Space Standards and meets the requirements.
- 8.8 Officers are of the view that the application meets the requirements set out in Policy DSP46 of the adopted Fareham Local Plan Part 2: Development Sites and Policies and HP10 of the emerging Fareham Local Plan 2037.

c) Impact on neighbouring properties

- 8.9 The proposed extension is over 125 metres from the closest neighbouring property and therefore there are no concerns that the development would create an adverse impact on any neighbours with regards to loss of light, outlook or privacy. The proposal therefore complies with policy DSP3 and draft policy D2 of the emerging Fareham Local Plan 2037.

d) Flood Risk

- 8.10 The property is situated within Flood Zone 3 and in light of this a Flood Risk Assessment has been submitted with the application for consideration. Planning permission was recently refused for a detached self-contained dwelling on the land adjacent to this site, due to the impact of flood risk. National Policy advice advocates that where new residential developments take place within areas at risk of flooding (Flood Zones 2 and 3), they must be subject additional considerations including the sequential test and exceptions test. These tests must demonstrate that there are no alternative sites within Flood Zone 1 (outside an area at risk of flooding) that can accommodate the proposed development. This was not the case for the refused application. The consideration for residential extensions to existing properties differs, as they are not subject to the same tests as required by national policy guidance.
- 8.11 The proposed annex is ancillary residential accommodation, and as such will be occupied in conjunction with the occupiers of the main dwelling. No separate, independent unit of residential accommodation would be provided

and therefore, subject to the provision of a flood risk assessment, developments for essentially householder applications, such as this extension are considered acceptable.

- 8.12 Officers are of the view that the flood risk management measures and drainage proposal set out within the submitted Flood Risk Assessment are acceptable in relation to this proposed development, and would not exacerbate the risk of flooding to occupiers of the property. The Flood Risk Assessment ensures compliance with the requirements set out in draft Policy CC2 of the emerging Fareham Local Plan 2037, and is therefore acceptable.

9.0 Recommendation

- 9.1 DELEGATE authority to the Head of Development Management to:

- (a) make any necessary modification, deletion or addition to the proposed conditions; and
- (b) make any necessary changes arising out of detailed negotiations with the applicant which may necessitate the variation, addition or deletion of the conditions as drafted to ensure consistency between the two sets of provisions.

Then:

- 9.2 GRANT PLANNING PERMISSION, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of a period of three years from the date of this decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

- a) Proposed Site Plan – Drawing No: 100
- b) Proposed Ground Floor Plan – Drawing No: P 200
- c) Existing and Proposed Elevations – Drawing No: P 300
- d) Floor Risk Assessment prepared by GHP Architects

REASON: To avoid any doubt over what has been permitted.

3. The annex accommodation hereby permitted shall be occupied only for ancillary residential purposes in conjunction with the use of the remainder

of the property as a single dwelling and shall at no time be occupied separately as an independent unit of accommodation.

REASON: The site is incapable of accommodating a separate unit of accommodation; The site is located in an area where new residential development would not normally be permitted; To ensure adequate internal and external space including parking provision is made.

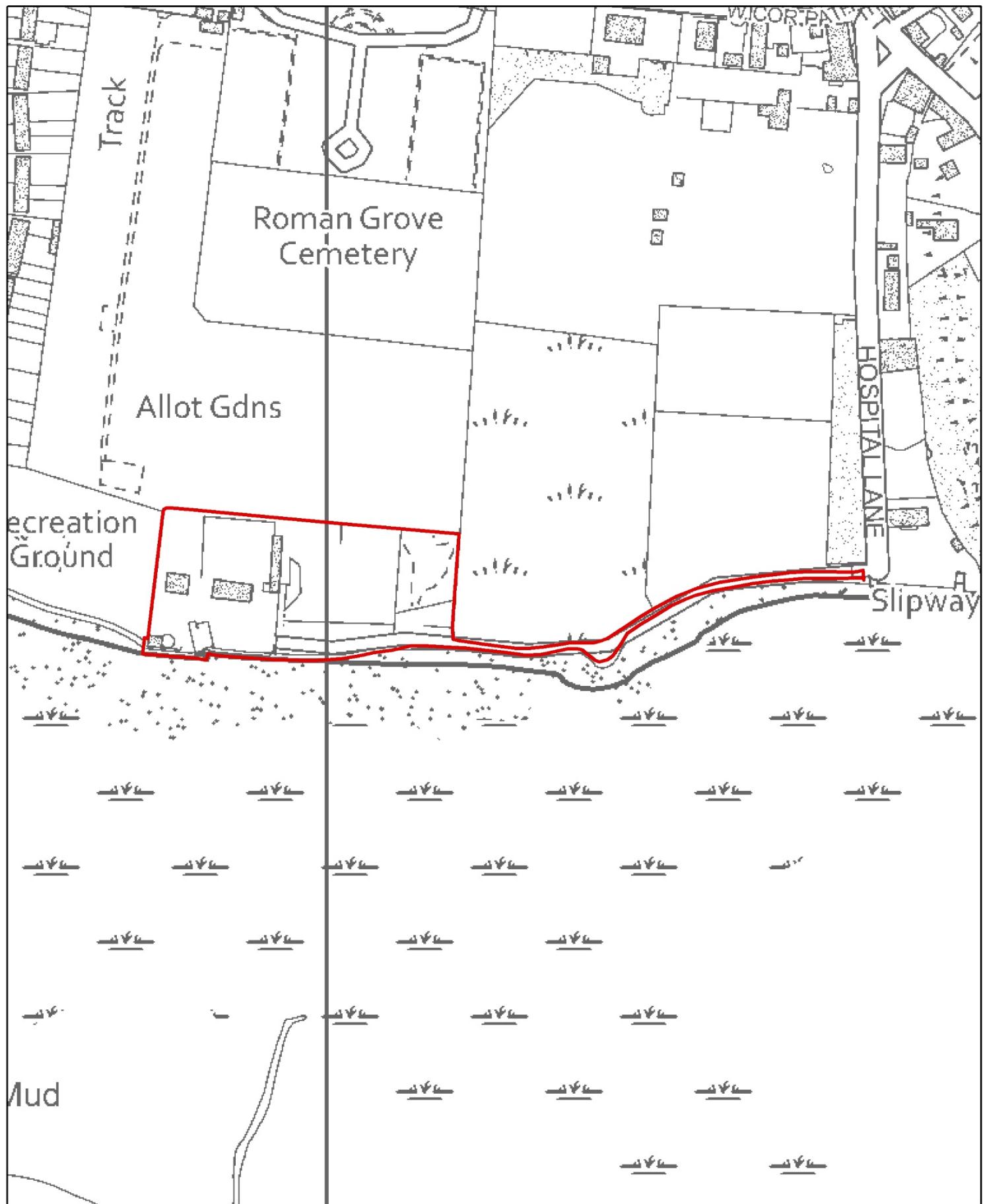
4. The development hereby permitted shall be undertaken in accordance with the recommendations of the Flood Risk Assessment (prepared by GHP Architects, ref: 22.557). The annex shall not be occupied until the measures recommended by the approved FRA have been fully implemented, and these measures shall be subsequently retained.
- REASON: To ensure the protection of the development against flooding.

10.0 Background Papers

- 10.1 Application documents and all consultation responses and representations received as listed on the Council's website under the application reference number, together with all relevant national and local policies, guidance and standards and relevant legislation.

FAREHAM

BOROUGH COUNCIL



Turret House, Hospital Lane
Portchester

Scale 1:2,500



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