

DELEGATED ITEM FILE REPORT - APPROVAL

Ref: CS/EL

Application No:

3/2012/0453/P

Development Proposed:

Proposed use of the annex as a separate dwelling at The Conkers, Dewhurst Road, Langho

CONSULTATIONS: Parish/Town Council

Parish Council - No objections to this proposal.

CONSULTATIONS: Highway/Water Authority/Other Bodies

Environment Directorate (County Surveyor) - No representations received.

CONSULTATIONS: Additional Representations.

No representations have been received.

RELEVANT POLICIES:

Policy G1 - Development Control

Policy ENV3 - Development in Open Countryside.

National Planning Policy Framework (NPPF).

COMMENTS/ENVIRONMENTAL/AONB/HUMAN RIGHTS ISSUES/RECOMMENDATION:

The Conkers is a detached dwelling set within a substantial garden area that was created by the conversion of a mortuary building at the former Langho Centre. A large detached garage constructed in the garden of the property was the subject of an application (3/2010/0694/P) for conversion into a granny annex with accommodation over two floors. The accommodation within the annex comprised a single garage, kitchen/dining room, lounge and hall on the ground floor with 3 bedrooms and a bathroom above. Permission was granted, the conversion works have been carried out, and it is stated in the Design and Access Statement that it is currently occupied by the applicant's daughter and granddaughter; and that it is intended that this will continue if planning permission is granted in order to provide for the long term availability of the accommodation to the younger generations of the family.

This application to use the annex independently of the main dwelling does not involve or require any physical alterations to the building.

The annex is located between the main dwelling and the Conkers Children's Nursery. Its occupation independently of the main dwelling will not, in my opinion, result in any changes with regards to its effects upon the appearance of the open countryside location; nor would there be any detrimental effects upon the privacy and general residential amenities of the main dwelling. Its effects upon the adjoining children's nursery would also not, in my opinion, be changed from the existing situation. There is existing parking provision of three spaces for the main house and three spaces for the annex. This provision is adequate to also serve the two independent dwellings in the event of this application being approved. There are therefore no parking/highway safety objections to the application.

The proposal would therefore, in my opinion, comply with the relevant requirements of Policies G1 and ENV3 of the Local Plan.

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The application, however, also needs to be considered in relation to NPPF that came into force in March 2012. The main aspect of NPPF is a presumption in favour of development. The Council can presently demonstrate a 5.2 year supply of housing land on the basis of 161 dwellings per year (which was the regional Spatial Strategy requirement, but there are no detailed site adjustments in relation to deliverability. The annual supply of 161 dwellings is also a minimum requirement rather than a maximum requirement. The creation of a single additional dwelling through the grant of permission in relation to this application would not, in my opinion, in any way adversely affect the supply of housing in the Borough.

Overall, within the current policy context, I consider the application to be acceptable both in principle and also with regards to the consideration of detailed matters (as discussed in the report above)

SUMMARY OF REASONS FOR APPROVAL:

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That conditional planning permission be granted.