
Site Address:	7 Wallis Gardens, Waterloooville, PO7 7SA		
Proposal:	Erection of single storey outbuilding.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00512	Expiry Date:	29/08/2024
Applicant:	Mr Fogarty		
Agent:	Mr Blay	Case Officer:	Ikrame Essalih
	DWG Plans Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 7 Wallis Gardens, Waterloooville is a detached chalet style bungalow with accommodation in the roof space located at the southwest of Wallis Garden where the road forms a cul-de-sac. The property is constructed in rendered elevations with retained brickwork elements, tile hanging at the front elevation and rear flat roof dormer with a rustic red pitched roof featuring an eyebrow dormer at the front elevation.
- 1.2 Adjoining the east side boundary line is a detached pitched roof garage positioned at approximately 900mm from the side elevation of the main residence resulting in a gap used as an open corridor between the existing buildings leading to the rear garden. The rear garden has been laid to lawn mainly with a gravelled pathway leading to an existing pitched roof shed at the far rear corner of the property. The boundary treatment at the rear comprises wooden fencing of approximately 1.8 metres coupled with thick hedging and various tall trees at the rear south and east boundaries. The front garden of the property comprises a retained grass area and mainly gravelled surface forming a driveway leading to the garage and a generous parking area.
- 1.3 The surrounding area is mainly residential in character with properties of similar age and height and others differing in type, appearance and finish materials.

2 Planning History

APP/13/01246 - 2 storey rear extension; Extend main roof to form dutch barn hip; Alterations to porch; Demolish existing garage and construct new garage., PERM,07/02/2014
APP/15/01311 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3 metres and a maximum height of 3.55 metres., GPDC,16/12/2015

3 Proposal

The proposal involves the erection of a single storey outbuilding with a pitched roof. The proposed outbuilding would be located at the rear end of the rear garden and would be used as a snooker room.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comments received.

Councillor Peter Wade
No comments received.

Councillor Ryan Brent
No comments received.

Developer Services, Southern Water

It should not be assumed that Southern Water Services Limited have no apparatus in the area other than that marked on the attached GIS plans which are advised as belonging to Portsmouth Water. We would suggest that you contact them before any excavation is carried out.

However, if you find any apparatus during the progress of your works appearing to belong to Southern Water Services Limited which is not shown or is wrongly marked on the attached plan(s), it is our duty under Section 80 of NRSWA 1991 to inform Southern Water at your earliest opportunity.

Officer's comment: *An informative have been attached to the decision notice.*

Portsmouth Water Company
No comments received.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 20

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The proposal involves the construction of a single-storey outbuilding featuring a pitched roof with a pitched blind dormer and a flat part to the southeast side, to be positioned at the rear of the garden of the application site following the demolition of an existing shed. The proposed outbuilding would be approximately 7.7 metres in width and approximately 5.4 metres in depth, with a recessed section of approximately 1 metre at the front elevation, a total height of approximately 3.37 metres and about 2.47 metres eaves height. The walls would be constructed in timber framing and cladding while the roof would comprise synthetic slate tiles in grey colour at the pitched part and felt at the side flat roof part. Although some of the proposed materials are not present in the main residence, it is noted that similar textures and cladding is existing within the neighbouring properties, typically at the outbuildings. Furthermore, considering the scale, height and the position of the proposed outbuilding, it is deemed that the proposal would be acceptable in design and would appear subservient to the main dwellinghouse. Therefore, it is considered that the proposed works would not result in an adverse impact to the existing built.

7.4 By dint of its location at the far rear part of the application site, the existing garage at the front as well as the setback sitting of the main dwelling, it is noted that the proposed outbuilding would not be readily visible from the streetscene. Furthermore, it is noted that existing works of outbuildings in rear gardens are a common feature in the neighbouring area. Therefore, it is considered that the proposal would not be out of context and would not adversely impact the character of the area and the streetscene.

7.5 Considering the above, it is deemed that the design and appearance of the proposal would be appropriate as an outbuilding structure and is therefore considered to be acceptable, meeting the requirements of Havant Borough Design Guide SPD and the Policy CS16 of the Havant Borough Local Plan Core strategy (2011). It is considered that the scheme would not result in an adverse impact on the visual amenity of the

locality.

(iii) Effect on neighbouring properties

- 7.6 The proposed outbuilding would be located at approximately 1.55 metres from the rear boundary and 1.6 metres from the southeast boundary, which are considered the closest boundary lines to the proposal. It is considered that the adjacent properties at the front, the north and west sides are located at a sufficient distance to avoid any detrimental impact as a result of the proposed works.
- 7.7 To the southeast lies the property at No. 6 Wallis Gardens. Although the proposed corner window of the outbuilding will face this property, it is noted that the existing fence, which stands at least 1.7 metres tall, along with the mature trees and hedging, will provide an appropriate screen for the development, preventing direct overlooking into this adjacent property. Furthermore, given the position of the outbuilding in the rear garden of the application site, it is considered that the proposed works will not create an overbearing appearance or cause harmful overshadowing to this neighbouring property.
- 7.8 To the south side, are the properties at No. 24 and No. 26 Rowlands Avenue. It is noted that these neighbouring properties back onto the application site, and comprise existing outbuildings at their rear boundaries. Consequently, due to the presence of tall trees and thick mature hedging at the rear boundary, it is deemed that the proposed outbuilding will be largely screened from the adjacent properties, thus not resulting in any adverse impact on the existing.
- 7.9 The property at No. 8 Wallis Gardens is adjacent to the application site on the eastern side. By dint of the positioning of the existing houses, it is noted that the outbuilding will be mainly screened, although its roof may potentially be partially visible from the neighbouring rear garden. Therefore, it is considered that the proposed works will not result in a harmful impact to the occupants of this adjacent property.
- 7.10 Considering all of the above, the proposal does not appear overbearing or leading to overshadowing, loss of privacy, view, daylight or harmful overlooking and would have limited and acceptable impact on the immediately adjacent amenities and the neighbouring properties, meeting the requirements of Policy CS16 of the Havant Borough Core Strategy (2011). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed rear outbuilding is considered appropriate in terms of design, scale and sitting and would have limited and acceptable impact on the character of the area and the neighbouring amenities. On this basis, it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00512, subject to the following conditions:

- 1 The development must be begun not later than three years beginning with the

date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan - Uploaded 05 July 2024

Block Plan - Uploaded 05 July 2024

Proposed Floor, Elevations and Roof Plans - Dwg 03379 REV A - Uploaded 05 July 2024

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The outbuilding (snooker room) hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation, for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the residential amenity of the area and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.