
Site Address: 33 Pook Lane, Havant, PO9 2TH
Proposal: Proposed summerhouse consisting of craft studio/ office, garden room, tool shop and WC.
Application Type: Full Planning Permission
Application No: APP/23/00517 Expiry Date: 17/08/2023
Applicant: Mr B McDermott
Agent: Mr I Reed Case Officer: Josephine Lacey
 Architectural Planning Ltd
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

33 Pook Lane, Havant is a detached two storey dwelling located on the corner of Bedford Close and Pook Lane, which both have similar styles of two storey dwelling that are smaller and semi-detached. The elevations are red brick with grey/blue cladding on the first floor, and has been extended by two storeys towards Pook Lane. There is gravel hardstanding to the front to accomodate vehicular access, as well as an existing garage/ parking space at the rear. There is a sub-station to the west of the rear garden, which is a larger plot than the neighbouring gardens.

2 Planning History

APP/17/00545 - Two storey front extension., PERM,25/07/2017

3 Proposal

Proposed summerhouse consisting of craft studio/ office, garden room, tool shop and WC.

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)
DM13 (Car and Cycle Parking on Residential Development)
DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Gillian Harris

No comments received.

Councillor Imogen Payter

No comments received.

Councillor Phil Munday - St Faiths

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer.

To make an application visit Southern Water's Get Connected service: developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

Guidance on Building Regulations is here:

gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Hampshire Highways

An additional vehicular access is proposed formalising the existing dropped kerb present along Pook Lane. Whilst it is noted that this access falls within 10m of the junction with Bedford Close, the Highway Authority are satisfied that there is appropriate visibility for vehicles approaching Pook Lane from Bedford Close to see vehicles accessing and egressing the property. Additionally, due to the cul de sac nature of the highway network at this point low vehicular flows are also likely to be present. The height of the existing boundary wall is to remain at 500mm and would also not obstruct any visibility for those egressing via Bedford Close.

Appropriate vehicular visibility splays and pedestrian intervisibility splays are shown within drawing Y9025_A1302 Rev L. These accord with HCC TG3 guidance and are therefore agreed.

The existing vehicular access is to be retained to the rear of the property to ensure that the parking for the development accords with Havant Borough Council's Parking Standards. Havant Borough Council in their capacity as local parking authority should confirm whether this parking provision is acceptable. The Highway Authority should be reconsulted for further comment should this be a concern.

The applicant should be made aware that subject to any planning permission being granted by the Local Planning Authority, a subsequent agreement will need to be granted by HCC as Highway Authority to undertake the drop kerb works on the Highway. Details of this procedure can be found via the following link: [Apply for a vehicular access | Hampshire County Council \(hants.gov.uk\)](#). It is important to note that if there are any minor utility diversions that are required to facilitate the dropped kerb then additional costs may arise in addition to the initial application fee. The applicant should also be aware that if an existing access is to be closed, a full height kerb should be reinstalled.

Having regard to the above the Highway Authority provide no objections to this planning application subject to the following condition:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with drawing Y9025_A1302 Rev L. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 0.6 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

I trust that the above is clear but please do not hesitate to contact Sophie Osborne on the above number should you require any further information.

Officer comment: *The recommended condition is noted; however as the lines of sights splays lie wholly within the adopted highway the applicant is not in control of maintaining them. Hence the second sentence is not appropriate to be included in the final wording of the condition for the planning recommendation in this case.*

Southern Gas Network

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 is for an 8.8m by 4.3m summerhouse to the south of the dwelling at the rear of the garden. It is proposed to be 2.6m in height with natural wooden style Marley Click cladding to the elevations, with a set of double doors, a single door and a set of bifolding anthracite doors and anthracite window in the front elevation facing the dwellinghouse. There will be no other windows or doors within the proposal. The roof will be flat with two skylights. This design is considered acceptable, and given the removal of the existing flat roofed garage in this location will not cause harm to the character of the area or negatively impact the visual amenity of the locality.

7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). 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

7.5 To the south is neighbouring property No.35 Pook Lane. There is a boundary fence between the rear elevation of the proposal and this dwellinghouse, as well as a driveway belonging to No.35. The boundary fence will shield the view of most of the proposal from this property though it will extend above the fence by approximately 0.6m, and there will be no windows facing south. The proposal will also involve the removal of the existing garage, which is of similar height and presently occupies part of the site due to be used for the proposal. Based on this, the proposal is not considered to be overbearing or lead to a loss of light, outlook or privacy to this neighbouring dwelling.

- 7.6 To the east is neighbouring property No.24 Bedford Close. There will be 0.5m between the proposal and the boundary to this neighbouring property's rear garden. The proposal will be visible above the boundary, but as it is at the rear, there will not be a significant negative impact on light, outlook or privacy to this dwelling, and it is not considered to be overbearing. Again, the removal of the existing garage from the site means that the additional impact of the proposal is considered to be limited and acceptable.
- 7.7 The proposal will be visible within the streetcene from the neighbouring properties on Pook Lane but it will not negatively impact them with regards to light, outlook or privacy and will not be overbearing. A condition has been applied requiring that the use of the summerhouse is only incidental to the use of the dwellinghouse and cannot be used commercially or for any business use in order to protect the amenity of the neighbouring properties in terms of noise pollution and availability of parking.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking

- 7.9 To satisfy the requirement of the 3 parking spaces that this dwelling must hold in accordance with the Havant Borough Council Parking SPD, there will be two spaces at the front, which will require a dropped kerb license to be obtained from the County Council, and to the rear the existing parking space will be retained. Hampshire Highways Authority have recommended a planning condition to be implemented, a modified version of which is attached to this recommendation in order to maintain highway safety (see comment on the Hampshire Highways consultation response).

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00517 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:

17 Oct 2023 - Y9025 A1303 REV F - PROPOSED PLAN AND ELEVATIONS

31 Oct 2023 - Y9025_A1302 REV L - PROPOSED BLOCK PLAN

11 Jul 2023 - Y9025_A1301/REV A - LOCATION AND EXISTING BLOCK PLAN

Reason: To ensure provision of a satisfactory development.

- 3 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the commencement of the development hereby approved, the access including the footway and/or verge crossing shall be constructed and lines of sight of 2.0 metres by 43.0 metres provided in accordance with drawing Y9025_A1302 Rev L.

Reason: To provide satisfactory access and in the interests of highway safety, and having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.