
Site Address:	6 Craigwell Road, Waterloooville, PO7 5PQ		
Proposal:	Erection of L-shaped wooden cabin style workshop.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00499	Expiry Date:	26/09/2023
Applicant:	Mr Harrington		
Agent:		Case Officer:	Josephine Lacey
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

6 Craigwell Road, Waterloooville is a two-storey semi-detached dwelling on the north side of Craigwell road. There is pebbledash to the elevations and a large curtilage primarily formed of the rear garden.

2 Planning History

None recent or relevant.

3 Proposal

Erection of L-shaped wooden cabin style workshop.

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)

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

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No comments received.

Councillor Ms C Diamond - Purbrook Ward

No comments received.

Councillor Ryan Brent

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: 7

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 proposed development would involve the construction of wooden log cabin at rear of garden. The proposed wooden log cabin would have an overall width of approximately 7.7 metres. It is L shaped, so a 3.7m wide section extends forward of the front elevation to a depth of 2m. The roof would be pitched, with an eaves height of 2.2m and an overall height of 3m. The proposal is not sufficient to provide separate accommodation from the main dwelling, therefore a condition requiring the development to be used for purposes incidental to the occupation and enjoyment of the existing dwelling has been applied to this permission, meaning it cannot be used as a separate unit of accommodation.
- 7.4 The proposed outbuilding would be made with timber beams and treated with timber paint for longevity, with timber framed windows and pvc roof tiles finished to a grey traditional look. The external doors would also be timber. This is considered to be inkeeping with the context of the main dwellinghouse and character of the area.
- 7.5 Due to the proposed development being located to the rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed extension would appear subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be inkeeping with the character of the area.
- 7.6 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

- 7.7 To the front there would be a set of double doors, a window and another single door within the proposed outbuilding. It would face out on the rear garden and views would be screened by the existing approximately 1.8 metre high fencing and lower ground level at the end of the garden, therefore it is not deemed to cause any form of overlooking.
- 7.8 On the west side there would be a window within the proposed outbuilding. It would face out onto the shared boundary with No.8 Craigwell Road and would be screened by the existing approximately 1.8 metre high fencing and is therefore not considered to cause harmful overlooking. Furthermore, due to height and roof design it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.9 On the east side along the shared boundary facing No.4 Craigwell Road there would be no side windows within the proposed outbuilding. Due to height, roof design and existing approximately 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.10 To the rear there would be no windows. Due to height, roof design and existing approximately 1.8 metre high fencing it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring properties Nos 3 and 4 Briar Gardens. In addition, a condition has been imposed to prevent the use of the workshop of business, commercial or industrial purposes.

- 7.11 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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.

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/23/00499 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:

31 Jul 2023	BLOCK PLAN
31 Jul 2023	FLOOR PLAN
31 Jul 2023	FOUNDATION PLAN
31 Jul 2023	FRONT ELEVATION
31 Jul 2023	REAR ELEVATION
31 Jul 2023	SECTION 1
31 Jul 2023	SECTION 2
31 Jul 2023	SECTION 3
31 Jul 2023	SIDE ELEVATION 1
31 Jul 2023	SIDE ELEVATION 2
29 Sep 2023	LOCATION PLAN

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 development 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.

Reason: The unit of accommodation has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The workshop 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.