
Site Address:	62 Rownhams Road, Havant, PO9 4QD		
Proposal:	Wooden built shelter with a clear polycarbonate, pent roof.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00395	Expiry Date:	14/08/2023
Applicant:	Mr Western		
Agent:		Case Officer:	Ikrame Essalih
Ward:	Warren Park		

Recommendation: **GRANT PERMISSION**

1 Site Description

62 Rownhams Road, Havant, PO9 4QD

- 1.1 The application site is a two-storey semi-detached dwellinghouse with an adjacent garage on the west side. The dwellinghouse is fully rendered in white colour with white cladding on the front elevation at first floor level. The garage front elevation is constructed in rendered bricks. The property has accommodation for two cars on the driveway and one car parking space in the front area.
- 1.2 The site is located on the south side of Rownhams Road.
- 1.3 The surrounding area is residential in character with properties of similar type and height, and different façades and boundary treatments.

2 Planning History

GEN/19/00227 - Proposed wooden shelter to front of property., ,03/04/2019 13:45:14
GEN/22/01011 - Dropped kerb extension., ,14/11/2022 16:32:11
GEN/23/00339 - Siting of shed in front garden for housing motorcycle., INV,

3 Proposal

The proposal comprises the erection of a wooden shelter of 2.4 metres height, 1.8 metres width and 2.63 metres depth, with a clear polycarbonate pent roof and a front opening door. The shelter would be located at the front of the property, attached to the main elevation of the existing garage.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS19 (Effective Provision of Infrastructure)

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 Amy Redsull - Warren Park

No comments received.

Councillor Tony Denton

No comments received.

Developer Services, Southern Water

It appears that the developer is intending to build over a public surface water sewer which is crossing the site. Building over a "public surface water sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

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.

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

Officer comment: *In accordance with the above comments, a condition and an informative note will be attached to the decision notice.*

Environment Agency

No comments received.

Hampshire Highways

No comments on planning application.

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: 5

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
- (iv) Flood risk
- (v) Sewers

- (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 works consists of constructing a wooden shelter with a door opening to the front of the property, no windows and a pent roof. The shelter would be constructed in treated sawn timber and clad with white painted softwood and the roof would be of a clear polycarbonate material joined with white snap-fix glazing bars and trimmed with white aluminium. The design and painted timber clad finish of the shelter are considered to be in keeping with the main dwelling and would not result in a significant increase of the original footprint of the property.
- 7.4 It is noted that the shelter would be located at the front of the property and facing the highway. Though the location of the proposed structure vis-à-vis the existing building line of the main dwellinghouse and the neighbouring properties would make it visible from the public realm, and understanding that front extensions and outbuildings would not typically be supported when positioned beyond the building line, it is considered that the modest scale of the shelter, its position in regards to the property boundaries and the painted timber clad finish matching the main dwelling are appropriate, therefore the impact on the street scene and the character of the area is expected to be minimal.
- 7.5 It is noted that the existing fence, at the front side, between the application site and the property at No.60, would provide a screen for the proposed shelter from the west side. Furthermore, the curved shape of the road from the east side contributes to the screening effect which minimises the visibility of the proposed structure from the main road.
- 7.6 Overall, 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 The proposed shelter would be set from the boundary with the adjoining property at No.60 on the west side by approximately 0.5 metre and would mainly be flush with the existing side wooden fence. The immediate adjacent part of the neighbouring property to the proposal is a garage with a solid door and no windows. Therefore, it is considered that the proposal would not result in any adverse impact of overshadowing or loss of view or sunlight.
- 7.8 The neighbouring property at No.64 is considered to be at sufficient distance such as not to receive any harmful impact resulting from the proposed works.
- 7.9 In regard to the properties located on the opposite side of Rownhams Road, though the proposed structure would be visible, it is considered to be at a sufficient distance such as not to have any harmful impact. Furthermore, the proposed construction would not have any windows facing onto the neighbouring properties.

7.10 Consequently, it is considered that the proposed shelter would have a minimal and acceptable impact on the neighbouring amenities including those properties immediately adjacent to the application site and the properties opposite, as it is modestly proportioned with no glazed structure and an appropriate finish. Therefore, it would not lead to loss of privacy, outlook, loss of view or overshadowing, 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) Flood risk

7.11 The application site is located within Flood Zone 2 and 3 areas. The proposal is considered to be modest in scale and would not result in an additional risk in the event of a flood. The applicant has submitted a flood mitigation document with the application where mitigation measures to be used are stated. The form will be part of the approved documents.

(v) Sewers

7.12 After consultation, Southern Water has advised that there is a public sewer line crossing the front of the property and recommended a pre-commencement condition for details of measures on how the public sewer will be protected. The applicant has agreed to this pre-commencement condition.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbouring properties and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00395, 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:

PHOTO SHOWING OUTLINE OF STRUCTURE
FORWARD PROJECTION OF STRUCTURE
LOCATION PLAN
EXISTING BLOCK PLAN
PROPOSED BLOCK PLAN
DIMENSIONS OF OUTLINE

ELEVATIONS 1:50 SCALE
FLOOR PLAN 1:50 SCALE
HH FLOOD RISK ASSESSMENT FRA (uploaded on 02/06/2023)

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 Prior to the commencement of development, details of measures to be undertaken to protect public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policies CS19 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.