
Site Address: 17 Spring Gardens, Emsworth, PO10 7AU
Proposal: To erect a Summerhouse in the rear garden of property.
Application Type: Full Planning Permission
Application No: APP/23/00196 Expiry Date: 16/05/2023
Applicant: Mr Worthington
Agent: Case Officer: Selina Donophy
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site comprises a two storey, detached dwellinghouse located on the east side of Spring Gardens, Emsworth. This property has a pitched roof with a gable to one side and catslide roof slope to the other. The property is sited at the end of a cul de sac and is surrounded by other residential dwellings. The site is located within the Conservation Area and the Chichester Harbour AONB.

2 Planning History

None relevant

3 Proposal

To erect a Summerhouse in the rear garden of my property.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)

ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.
Conservation Area: Emsworth

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

Thank you for consulting Chichester Harbour Conservancy on the above planning application. Chichester Harbour Conservancy is a unique organisation in that it is the only Harbour Authority with statutory responsibility for an Area of Outstanding Natural Beauty (AONB). Further details are explained in the Appendix to this response.

Please note that the above case has been considered as a fully delegated decision by the Principal Planning Officer at Chichester Harbour Conservancy.

Chichester Harbour Conservancy's Response
NO OBJECTION

Conservation Officer (full response on case file) **Assessment**

The summerhouse will be located within the confines of the rear garden and would not be highly visible from the public realm of the conservation area. Nonetheless, it is a well-designed structure which is in keeping with the character of the main and therefore raises no objection from a heritage perspective.

Conclusion

In summary, it is considered that the proposals would not be harmful to the significance of the heritage asset and would preserve and enhance the special qualities of the conservation area, meeting the tests set out in Section 72 of the T&CPA 1990 (Listed Buildings and Conservation Areas).

NO OBJECTION

Councillor Julie Thain-Smith
No comment received

Councillor Lulu Bowerman
No comment received

Councillor R Kennett
No comment received

Southern Gas Network
No comment received

Hampshire Biodiversity Information Network
Within 50m Watercourse; Drain

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: 9

Number of site notices: 1

Statutory advertisement: 31/03/2023

Number of representations received: 0

Comment	Officer Comment
None 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, conservation area and AONB
- (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, Conservation Area and AONB .

7.3 This proposal comprises the erection of a summerhouse in the rear garden of no 17 Spring Gardens. The summer house would have a low pitched roof with elevations of approximately 3.05 metres width, 2.4 metres depth and 2.5 metres to ridge height. The summerhouse would have doors and window to the front elevation, facing back towards the rear elevation of the host dwelling and one window to the south east elevation which would have views within the rear garden of no 17. There would be a small set off of the summerhouse from the rear and side boundary. It would be formed from timber and set on a concrete base. The applicant has confirmed the use would be for general garden related uses and storage. The proposed summerhouse is considered to be an acceptable addition within a residential setting and would not result in harm to the host dwelling nor to the character of the surrounding area.

7.4 The Chichester Harbour Conservancy have been consulted in regard to this application and have no objection to uphold. The impact on the AONB are considered limited and acceptable. Havant's Heritage Officer has also been consulted and has no objection to uphold to this proposal. The proposal is considered to preserve the

special qualities of the conservation area, meeting the tests set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 7.5 The design and appearance of the proposal is deemed appropriate in the context to the main building and is therefore considered to be acceptable, meeting the requirements of Policies CS16, CS11 and CS12 of the HBLP (Core strategy), it also meets policies D1, D2 and D3 of the Emsworth Neighbourhood Plan. 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 To the rear of the application site is no 5 Riverside Terrace and to the side is no 16 Spring Gardens. The proposed summerhouse would have a ridge height of 2.5 metres and eaves height of approximately 2 metres and therefore the eaves would only just rise above a standard fence height. Whilst the rear gardens of both surrounding properties and the garden of the application site are fairly small in size, the summerhouse is not considered to have a significantly increased impact from that of a garden shed and would be separated from the property windows by the rear gardens. Overall the impact on surrounding properties is considered to be acceptable.
- 7.7 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.

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 Planning be authorised to **GRANT PERMISSION** for application APP/23/00196

(A) 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:

23 Mar 2023
13 Mar 2023

BLOCK PLAN
SW FRONT ELEVATION

13 Mar 2023	NW SIDE ELEVATION
13 Mar 2023	REAR ELEVATION
13 Mar 2023	SE SIDE ELEVATION
13 Mar 2023	SITE LOCATION PLAN

Application form - materials uploaded on the 13.03.2023
Heritage Statement dated 1st March 2023

Reason: - To ensure provision of a satisfactory development.