
Site Address:	11 Perseus Place, Waterloooville, PO7 8AN		
Proposal:	Retrospective application for an outbuilding to the rear of the property		
Application Type:	Full Planning Permission		
Application No:	APP/23/00562	Expiry Date:	17/10/2023
Applicant:	Mrs Eldhose		
Agent:		Case Officer:	Joseph Toole
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

11 Perseus Place, Waterloooville, is a two storey end of terrace property located to the south side of Perseus Place. The property comprises of brickwork and tile hanging with concrete roof tiles. Vehicular access is from Perseus Place with parking to the front.

The property is located within a residential area with surrounding properties of the same style and design.

2 Planning History

No relevant planning history.

3 Proposal

The proposal is for the retention of a shed used for cycle storage within the rear garden. It replaced a previous shed on site in the same place albeit of smaller size. The height of the shed has been reduced during the process of this application and is now in line with the existing single storey flat roof structure.

The applicant has stated the shed is solely within the ownership of the application site. Whilst it appears the guttering overhangs the boundary of No.12 Perseus Place the applicant states the boundary is from the metal fence not the wooden fence and as such it does not overhang. Therefore, no certificate B notice has been served.

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

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

5 Statutory and Non Statutory Consultations

Councillor Husky Patel

No Comment.

Councillor Ms C Diamond - Purbrook Ward

No Comment.

Councillor Ryan Brent

No Comment.

Developer Services, Southern Water

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.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

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).

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk

Southern Gas Network

No Comment.

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: 48

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
Original Plans	
Why is the building so big and long	The height of the building has now been reduced to be in line with the single storey flat roof structure
It blocks the sun	
Drainage system going onto roof causing damage	This is not a material planning consideration
Eyesore, bulkily appearance	Please See Section 7.
Used as a food storage facility which in time will cause rodent problem	This is not a material planning consideration. Our Environmental Health team can be notified.

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) Drainage matters

(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 shed has grey UPVC cladding. Whilst this would not match the main house it is not considered to have such an adverse impact on the character of the area to warrant a refusal. It is worth noting the shed is partly screened by the 1.8 metre high fencing along the boundaries.

7.4 As the height of the shed is now in line with the existing single storey structure it is not considered to appear harmfully out of keeping with the character of the area.

7.5 The design and appearance of the shed 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 does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.6 The shed would be partly screened by the existing single storey flat roof structure at No.12 Perseus Place and as such not considered to have an adverse impact in terms of loss of outlook and light. The impact has been reduced further with the reduction in height of the shed.
- 7.7 Consequently, it is considered that the shed does not appear overbearing or lead to a loss of light, outlook or privacy and has a 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).

(iv) Drainage matters

- 7.8 Southern Water were consulted on the application raising no objection. If permission is forthcoming an informative would be added to the decision.

8 Conclusion

- 8.1 The development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area and is considered to 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/23/00562 subject to the following conditions

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

Location Plan
Block Plan
Floor Plans
Amended Elevations
Photos 1-4

Reason: To ensure provision of a satisfactory development.