
Site Address:	18 Avondale Road, Waterlooville, PO7 7ST		
Proposal:	Retention of outbuilding to rear of property.		
Application No:	APP/21/00020	Expiry Date:	01/03/2021
Applicant:	Mr Murray		
Agent:		Case Officer:	Joseph Toole
Ward:	Waterloo		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

18 Avondale Road, Waterlooville, is located to the south of Avondale Road. The application site is a two storey semi detached property comprising red brick and white render with red roof tiles. Vehicular access is from Avondale Road with parking to the front.

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

2 Planning History

08/56794/000 - Single storey rear extension., PERM,15/07/2008

3 Proposal

Retention of outbuilding to rear of 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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson

No Comment.

Councillor Mike Sceal

No Comment.

Councillor Peter Wade

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: 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

(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 application is for the retention of an outbuilding to the rear of the property. This required planning permission due to its height being within 2 metres of its boundary above permitted development requirements. The outbuilding has a width of approximately 6.3 metres, a depth of approximately 8 metres with a pitched roof having a maximum height of approximately 3.2 metres. The outbuilding is used as a garden shed and office. A condition has been recommended for the outbuilding use to only be incidental to the dwellinghouse unless otherwise agreed by the Local Planning Authority.

7.4 The outbuilding is made from wood with brown concrete roof tiles. This is considered to be of an appropriate design.

- 7.5 The outbuilding is located to the rear of the property and is not readily visible from the front of Avondale Road. It is partially visible from Leonard Close however it is not considered to have a detrimental impact on the character of the area. Furthermore, the outbuilding albeit large appears subservient to the host dwelling being of appropriate size to the plot and the retained amenity space. Therefore, it is considered to be in keeping 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 of the outbuilding there is bi-folding doors facing the rear garden. These views are screened by the existing 1.8 metre high fencing along the boundaries therefore it is not considered to cause overlooking to the surrounding properties.
- 7.8 On the east side along the shared boundary with No.20 Avondale Road due to the outbuilding's low pitched roof design it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property. Furthermore, it would be partially screened by the existing outbuilding to the rear of No.20 Avondale Road.
- 7.9 On the west side along the shared boundary with No.16 Avondale Road due to the outbuilding's low pitched roof design it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property.
- 7.10 To the rear the outbuilding would be partially visible from No.s 8-9 Leonard Close's private amenity space. Due to the raised levels the outbuilding is only partially visible above the 2 metre high fencing thus it is not concerned to appear overbearing. Furthermore, due to its orientation it is not considered to cause overshadowing to No.s 8-9 Leonard Close therefore deemed acceptable.
- 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/00020

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

Location Plan
Block Plan
Outbuilding Plans and Elevations

Reason: - To ensure provision of a satisfactory development.

- 2 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse (i.e. 18 Avondale Road) as such.

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.