
Site Address:	27 Nutbourne Road, Hayling Island, PO11 9RU		
Proposal:	Retrospective application for erection of timber shed for use as office/exercise area.		
Application No:	APP/20/01008	Expiry Date:	26/01/2021
Applicant:	Mr Mark Hayward		
Agent:		Case Officer:	Jane Burton
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Nutbourne Road is a single storey dwelling on a roughly triangular shaped plot. The building is fairly recent having been granted planning permission under ref APP/15/00312, and the site was formally a caravan site. The site has a parking area to the north side of the house and lawned area to the west. There is a static caravan site to the north west of the site, and the site is enclosed in this area by a timber boundary fence.

2 Planning History

APP/14/01003 - Construction of 2No. 3 bed chalet style dwellings with parking and access from Nutbourne Road (WD,21/11/2014)

APP/15/00312 - Removal of 3No. Caravans and erection of 1No. 3 bed roomed bungalow (PERM,14/05/2015)

Condition 10:Removal of pd rights permitted by Class A or E of the T&CP (GDPO) (England) Order 2015 (as amended)

Reason: To ensure that the development has an acceptable impact on the character and appearance of the area given the sites restricted nature and location having due regard to policy CS16 of the HBLP (CS) 2011.

APP/15/00861 - Discharge of Condition Nos 3, 5, 6, 7, 8 and 9 of Planning Permission APP/15/00312 (PERM,24/09/201)

3 Proposal

The application is retrospective, for the erection of timber shed/outbuilding for use as office/exercise area. The shed/outbuilding measures approximately 2.8m by 2.8m and has a pitched roof with a ridge height of approximately 2.5m, and is positioned to the north of the house at approximately 1.4m distance from the western site boundary. The application states that the building has an electricity supply/lighting.

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
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No response was received

Councillor M Wilson - Hayling West Ward
No response was received

Councillor R Raines - Hayling East
No response was 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: 3

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. Planning permission is required for the shed due to the removal of Class E permitted development rights under planning permission ref APP/15/00312.

(ii) Appropriateness of design and impact on the character of the area

7.3 The shed/outbuilding is fairly modest in size and scale and a boundary fence exists to this area of the site. The applicant has confirmed that the proposal is to be used for incidental uses in association with the residential use of the property only and it is recommended that a condition is added to ensure that this is the case.

Overall it is considered that the shed/outbuilding is acceptable in scale and appearance, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

It is noted that an existing shed is also shown on the site plan in a position that appears to differ from the approved details under APP/15/00312. It is recommended that an informative is added to any planning permission granted to advise the applicant that the granting of planning permission for the proposed outbuilding under this application relates to the development applied for only, and does not relate to the position/repositioning of this other 'existing' shed structure and further advice should be sought in respect of this.

(iii) Effect on neighbouring properties

7.4 The outbuilding/shed is fairly close to the north west boundary, and there is an outbuilding and static caravan in proximity of this area. However there is an existing boundary fence and the shed is modest in size and height, and for uses associated with the residential use of the site only. Overall, it is not considered that the proposal would have an unacceptable impact on neighbour amenity having regard to 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 character of the area and neighbours, and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/01008 subject to the following conditions

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

20/100/L01 (Location Plan), 20/100/B01 (Block Plan), Elevations and Block Plan dated 12.11.20, all received on 01.12.20

Reason: - To ensure provision of a satisfactory development.

- 2 The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse.

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.