
Site Address: 17 Pyrford Close, Waterlooville, PO7 6BT
Proposal: Erection of open sided gazebo shelter (Retrospective).
Application No: APP/20/00950 Expiry Date: 06/01/2021
Applicant: Miss C Brown
Agent: Mr D J Boddy Case Officer: Denise Sheath
The Project Support Practice
Ward: Hart Plain

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

17 Pyrford Close, Waterlooville, is a semi detached bungalow constructed with brick with a cream painted render to its elevations, the property has a shingle frontage with the availability of parking of vehicles. The property has a modest size rear garden with boundary treatment consisting of 1.8m close boarded fencing, there are TPO'd trees situated to the rear within the curtilage of 17 & No.20 Wedgwood Way.

2 Planning History

None relevant

3 Proposal

Erection of open sided gazebo shelter (Retrospective).

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)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

The fact that the base has been in place for circa 15 years and the gazebo sits on top of this does not warrant our involvement.

Any initial disturbance to the trees (if there was any) will have long been adapted too and if the trees are not showing symptoms of an associated problem from the 15 year old base there is no objection from us or any soil amelioration required for the area.

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: 10

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) Effect on TPO Trees

(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 Gazebo has been situated to the rear boundary of the property, the gazebo has been constructed in its entirety with wood and is open sided, the structure has a maximum height of 3.040m with an eaves height of 2.27m, a width of 5.87m and a depth of 3.030m, and has been placed on an existing concrete base which has been in situ for approximately 15 years, the gazebo does not have any footings and would not be readily visible from the public domain.

7.4 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

- 7.5 The Gazebo is in excess of 13m from the neighbouring properties to the east and west elevations (No.15 & No.19 Pyrford Close) and would be partially screened by the 1.8m close boarded fencing along these boundaries. Therefore the impact upon these neighbouring properties is considered to be minimal and acceptable.
- 7.6 The Gazebo is in excess of 12m from the neighbouring properties to the north elevation (No.17 & No.20 Wedgwood Way) and would be partially screened by the 1.8m close boarded fencing along these boundaries as well as the trees during the spring and summer months. Therefore the impact upon these neighbouring properties is considered to be minimal and acceptable.
- 7.7 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.

(iv) Effect on TPO Trees

- 7.8 There are TPO'd trees situated ear the rear boundary within No.17 & No.20 Wedgwood Way, the Arborist was consulted as part of this application and has confirmed they have no objections to the Gazebo and do not have any concerns regarding the impact upon the TPO Trees.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/20/00950 subject to the following conditions

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

Application Form - Received 09 October 2020
Location Plan - Received 10 November 2020
Block Plan - Received 10 November 2020
Site plan and Roof Plan - Received 10 November 2020
Elevations and Floor Plan - Received 10 November 2020
Tree Statement - Received 21 December 2020

Reason: - To ensure provision of a satisfactory development.