

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

Councillor Gary Hughes
No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
- Loss of privacy	Please see Section 7.
- Overlooking created due to the cabin being on a raised platform	
- Too high and oversized	
- Dark materials used	
- Causes overshadowing	
- The fences do not screen the cabin from the neighbouring gardens	
- Windows and door should be obscurely glazed	The Council's Arboriculturalist was consulted on this and had no objection
- Harm to large Oak Tree at No.105	
- Digging and work disruptions	This is a private matter not a material planning consideration.

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) 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 application involves the retention of a wooden cabin with raised platform in the rear garden. The wooden cabin has a width of approximately 5 metres, a depth of approximately 5 metres and is placed on a concrete slab at a height of approximately 0.5 metres which gives the overall height of the outbuilding to be approximately 3 metres.
- 7.4 The outbuilding is made from spruce timber of curprinol light grey paint with a siltec roof in light grey. These materials are considered acceptable being located to the rear of the back garden.
- 7.5 The outbuilding is not visible from the street scene and due to the large garden space it is considered to be subservient to the host dwelling. Thus, the outbuilding is not considered to be out of keeping with the character of the area. A condition regarding the use of the outbuilding to be ancillary to the main dwellinghouse has been recommended.
- 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 does 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 are two windows and a door. The rear garden does raise in height to the rear and the outbuilding is approximately 0.5 metres above ground level due to the concrete slabs.
- 7.8 When conducting a site visit I stood on the raised platform and due to the existing screening of 1.8 metre high fencing and higher hedging along the west boundary it is not considered to directly overlook the immediate private amenity space of No.105 The Dale.
- 7.9 On the east side there is existing staggered 1.8 metre high fencing along the shared boundary with No.109 The Dale. When conducting a site visit I stood on the raised platform and due to the existing screening and vegetation it did not feel intrusive and was not considered to directly overlook the immediate private amenity of the neighbouring properties No.109, No.111 and No.113 The Dale, thus deemed acceptable. The outbuilding is also approximately 20 metres and more away from the neighbouring properties which is not deemed to cause harmful overlooking.
- 7.10 The outbuilding has a pitched roof hipped away from the boundaries either side and positioned to the rear of the garden, therefore it is considered not to appear overly overbearing or result in the harmful loss of light to both neighbouring properties.
- 7.11 To the rear there are trees on the schools border. The outbuilding does not appear to have a negative impact to the rear boundary.
- 7.12 Consequently, it is considered that the proposal does not appear overbearing or lead to overlooking 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) Trees

7.13 The Council's Arboriculturalist was consulted on the application and raised no comments.

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/20/00957

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan
Block/Site Layout Plan
Cabin Plan 1
Cabin Plan 2
Tree Protection Information
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 as such and shall not be used for any business, commercial or industrial purposes whatsoever.
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.