

Site Address: 7 Woodville Road, Havant, PO9 3NU
 Proposal: Installation of log cabin with raised platform (Retrospective).
 Application No: APP/20/00672 Expiry Date: 23/10/2020
 Applicant: Mr Holness
 Agent: Case Officer: Denise Sheath
 Ward: Bedhampton

Recommendation: GRANT PLANNING PERMISSION IN RETROSPECT

1 Site Description

7 Woodville Road, is a detached bungalow situated within a residential cul-de sac in Havant. There is parking available on an area of hard standing to the front of the dwelling. There is a garden at the rear which is laid to lawn and enclosed by a 1.8m high boundary fence. The levels change on site with a downward slope northwards. Woodville Road is characterised by bungalows however, development to the south in Pennant Hills is characterised by semi-detached, two-storey dwellings.

2 Planning History

None Relevant

3 Proposal

Installation of log cabin with raised platform (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

CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

I have no objection to the proposal. T4 of TPO 2037 is an Ash tree which is located within the garden of 7 Woodville Road and is not affected by the cabin.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 5

Comment	Officer Comment
1. Will the building be for business use, i.e. beautician/nail parlour?	See section 7
2. Will the building be used for overnight accommodation?	
3. Three ash trees were felled to facilitate this structure and this has had a detrimental affect on the wildlife habitat.	
4. What has happened to T4 on TPO 2037?	
letter 9.9.20 - No objection	Noted
We are in support of Mr & Mrs Holness's right to build a cabin in their garden.	Noted
Our garden backs on to the said property and we have no problems with the cabin at all ,we are very impressed with how nice they have made it look .	Noted
1. Will the log cabin become a holiday home/let property i.e Air BnB? 2. Will log cabin be used for storage? 3. Details limited.	See section 7

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 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 relates to the retention of a summer house with a raised platform situated within the rear garden area of the property, the summer house is constructed with a light grey painted timber, with dark grey timber window frames and door to the front elevation of the structure. The land in which the summer house is constructed is on sloping ground with a higher ground level sloping from the south to north. The structure has a width of 7.5m, a depth of 3.5m and a maximum height from the ground floor level from the front elevation (lowest ground floor level) approximately 2.61m. The raised platform has a height of 0.6m from the ground floor level to the front elevation of the summer house and has steps leading the entrance. The structure is not visible from the public realm and would therefore not have a harmful effect on the visual amenity of the character of the area.

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 summer house has a distance of 1.75m from the boundary of the neighbouring properties to the rear, which have a higher ground level and are mainly screened by the 1.8m fencing to the rear elevation, the summer house structure is approximately 10m from the rear facing elevation of these properties. Therefore any impact upon these neighbouring properties would be minimal and acceptable.

7.6 The neighbouring property to the west elevation (No.9) is a distance of 2.1m from the shared boundary and has a distance of approximately 24m from the rear facing elevation, the neighbouring property is mainly screened by staggered fencing and netted trellis at a height of over 2m, there are no windows or doors facing this elevation which would mitigate any concerns of overlooking. Therefore any impact from the summer house would be considered to be minimal and acceptable.

7.7 The neighbouring property to the east elevation (No.10 Portsdown Hill Road) is a distance of 23m from the shared boundary and has a distance of approximately 86m from the rear facing elevation, the property is mainly screened by 1.8m close boarded fencing and trees and shrubbery along this shared boundary, there are no windows or

doors facing this elevation which would mitigate any concerns of overlooking. Therefore any impact from the summer house would be considered to be minimal and acceptable.

- 7.8 The summer house would have the most impact to the neighbouring properties to the north elevation, the summer houses fenestration as well as the raised platform faces the rear garden areas of these neighbouring properties. There is a distance minimum distance of 23m to the rear facing elevations which are screened by the existing outbuildings and natural screening of shrubbery and hedging within their curtilages, there is an element of overlooking from the natural sloping of the garden areas. there have been no objections from these neighbouring properties. Therefore it is considered that any impact would be acceptable.
- 7.9 Concerns have been raised with regard the use of the summer house and if it would be used for overnight accommodation or for a business use, a condition has been added to the permission to ensure that the summer house is used for purposes incidental to the main dwellinghouse and not for overnight accommodation.
- 7.10 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 Trees

- 7.11 The Arboricultural Officer was consulted as part of the application and raised no objection to the proposal.

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/20/00672 subject to the following conditions

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

Application Form - Received 05 August 2020
Location Plan - Received 18 August 2020
Photographs - Received 18 August 2020
Floor Plan - Received 28 August 2020

Reason: - To ensure provision of a satisfactory development.

- 2 The summer house hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The proposed outbuilding is not to be occupied separately from the main dwelling and having and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.