
Site Address:	4 Alderwood Close, Havant, PO9 3RG		
Proposal:	Erection of summer house in rear garden.		
Application No:	APP/20/00775	Expiry Date:	04/11/2020
Applicant:	Mrs F Soltani		
Agent:	Mr I Marshall	Case Officer:	Denise Sheath
	Mr I Marshall		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

4 Alderwood Close is a semi-detached bungalow situated on the north east side of the close near to Scratchface Lane. The property is similar to many other properties in the area. The character of which is defined mainly by bungalows. There are also two storey houses in the vicinity.

The property, like its neighbours, sits on a level slightly below the road with gardens sloping gradually north wards. The front garden has now been laid to raised concrete hardstanding used for vehicle/caravan parking.

Note - Due to Coronavirus a site visit was not possible but the applicant supplied photos of the application site which have been used to inform this decision.

2 Planning History

03/64920/000 - Insertion of pitched dormer to front and flat roofed dormer to rear, rear extension and retention of raised hard standing., SPL,04/03/2003

3 Proposal

Erection of summer house in rear garden.

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

Not required

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: 6

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) Parking

(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 proposal is to replace the existing garage to the rear of the property with a summer house/ storage for vehicles. The summer house is to measure 4.1 x 6.975m with a maximum height of 3.1m. It is considered that the size of the structure can be comfortably accommodated within the extent of the site. The elevations are to be white render, the roof tiles will be a similar colour to match the existing roof of the main dwellinghouse, the garage door will be white in colour as well as the upvc windows and door to the south east elevation.

7.4 The front of the proposal would be visible from the public realm, the proposal is set back 26m from the highway and would not create a harmful effect on the visual amenity of the character of the area.

- 7.5 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

- 7.6 The proposal will have a distance of approximately 17.5m from the neighbouring property to the rear, this property will be mainly screened by the boundary treatment of 1.8m close boarded wooden fencing and the high trees and shrubbery along the shared rear boundary, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The proposal will have a distance of approximately 8.5m from the main dwellinghouse of the neighbouring property to the south west elevation (No.6), this property will be mainly screened by the boundary treatment of 1.8m close boarded wooden fencing and the existing garage within their curtilage along the shared rear boundary, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The proposal will have a distance of approximately 5.5m from the shared boundary with the neighbouring property to the south east elevation (No.2) and will have a distance of 10m from the main dwellinghouse, this property will be mainly screened by the boundary treatment of 1.8m close boarded wooden fencing and the and existing tree within the application site along the shared rear boundary, therefore any impact upon this neighbouring property would be minimal and acceptable.
- 7.9 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) Parking

- 7.10 The loss of the former garage at the rear of the site has already been compensated for by providing onsite parking at the front and the side of the property.

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 PERMISSION** for application APP/20/00775 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the

date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Application Form - Received 28 August 2020

Location and Block Plan - Received 28 August 2020

Proposed Floor Plan and Elevations - Received 28 August 2020

Email confirming the materials to be used - Received 15 October 2020

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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 suitable for occupation separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.