
Site Address:	31 Hart Plain Avenue, Waterlooville, PO8 8RX		
Proposal:	Single storey outbuilding.		
Application No:	APP/20/00585	Expiry Date:	14/09/2020
Applicant:	Mr Stephen Gatrell		
Agent:	Mr Mark Singleton	Case Officer:	Denise Sheath
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

31 Hart Plain Avenue, Waterlooville, is a two storey detached property, the external finish of the property is a white painted render with a hung tiled roof. The property has a gravel frontage with the availability of parking 2no. vehicles and a side access with the availability of parking another vehicle.

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

2 Planning History

APP/14/00179 - First floor extension and new replacement garage. PERM, 11/04/2014

3 Proposal

Single storey outbuilding.

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)

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: 4

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.

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

7.3 The proposal is to erect a single storey pitched roof outbuilding along the rear western boundary for the use as a garden room with a storage area to the front of the building. The proposed outbuilding will have a 3.8m width, a depth of 9.6m, an eaves height of 2.5m and a maximum height of 3.8m, the external finish of painted render and roof tiles will match the materials used on the external finish of the main dwellinghouse, a roller shutter door is to be installed to the front elevation. The proposal will be partially visible from the frontage of Hart Plain Avenue, the matching materials to be used in the construction of the development, as well as the outbuilding being set back 22.5m from the highway would not create a harmful effect on the visual amenity of the area and is therefore considered acceptable.

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 proposed outbuilding is located to the western boundary of the site and so the greatest impact would be to No.33. The proposal will be mainly screened by the

boundary treatment and hedging along this shared elevation. Due to the good distance from the rear of the dwelling houses and the generous depth of the rear gardens it is not considered that the proposal would create an unacceptable impact on the amenities of the occupiers of the adjacent dwellings.

- 7.6 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.

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/20/00585 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 14 July 2020
Location Plan - Received 14 July 2020
Proposed Block Plan, Elevations and Floor Plan - Drawing No.04/20 - Received 14 July 2020

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used 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 proposed outbuilding 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 due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development shall not be brought into use until a minimum of 3 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.