
Site Address:	1 Riversdale Gardens, Havant, PO9 2JB		
Proposal:	Single storey detached outbuilding to be used as a personal home gym.		
Application No:	APP/20/00360	Expiry Date:	06/07/2020
Applicant:	Mr Read		
Agent:	Mrs Dalton	Case Officer:	Denise Sheath
	Executive Garden Rooms Limited		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 1 Riversdale Gardens is a two storey detached dwelling house sited off a private drive leading north from Eastern Road to the east of Havant town centre. The area north of Eastern Road is residential in character.
- 1.2 The dwelling is comprised of red brick and plain concrete tile with dark stained windows. Its principal elevation faces east onto the private drive with an area of car parking and landscaping; the main garden area is located south of the dwelling and is enclosed by conventional 1.8m close boarded fencing on the eastern and western boundaries, and a brick wall on the southern boundary with Eastern Road. The garden is populated with mature planting.

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

2 Planning History

APP/13/00192 - Conservatory to side. PERM,22/04/2013
APP/16/00567 - Reduce eastern sector of 1No. Blue Spruce (T7) by 2.5m and shape into top, remove any dead, crossing or epicormic branches as necessary, subject to TPO 1304. PERM,04/07/2016

3 Proposal

Single storey detached outbuilding to be used as a personal home gym.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received

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
- (iv) Flood Risk

(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.

7.3 To use this building as such a space for a summer house/hobby room/future personal gym/home office etc would all be ancillary uses to the main the dwellinghouse and acceptable in principle. Provided the building is not used for separate independent living accommodation or business use, then the proposed ancillary building is considered acceptable in principle and this use can be conditioned.

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

7.4 This proposal is for a proposed outbuilding which would be sited in the side garden along the northern elevation. The outbuilding would have dimensions of approximately 2.7 metres in height, 6.7 metres in width and 4.5 metres depth, which would be increased to 7 metres when accounting for the overhanging eaves. It would have a gradually sloping, pitched roof and a window and a door to the south elevation, two

windows along the east elevation and French doors to the west elevation. It would be partially visible from the public realm when walking along Riversdale Gardens, the proposal will be partially screened by the existing 1.8m wooden fencing boundary treatment to the front. The materials to be used on the development will be Cedral Weatherboard cladding in the colour of Grey Green as shown in the email submitted 30 June 2020. Due to the siting of the proposed outbuilding and the boundary treatments screening the proposed outbuilding, the colour of the cladding would not have any adverse impact upon the character of the area and would be suitable within the setting of locality.

- 7.5 The outbuilding is to be used as a personal gym and as such the use is considered to be incidental to the main dwellinghouse.
- 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 would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The neighbouring properties to the front, west and east side elevations are a sufficient distance from the proposed development that any impact upon these neighbouring properties would be acceptable.
- 7.8 The proposed development would have the most impact upon the neighbouring property to the north (No.2), the proposal will have a distance of 14m from the rear elevation of No.2 and is screened by a high hedge (over 4m in height) along the shared boundary, the proposal would not create any adverse impact with regard to loss of privacy or outlook to the rear amenity to No.2. Therefore the impact of the proposal 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) Flood Risk

- 7.10 The access the access of the dwellinghouse falls within Flood Zones 2 and 3, the proposed development area is not, the proposed outbuilding falls within the definition of 'minor development' in relation to flood risk and does not require a consultation or further action.

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/20/00360 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 11 May 2020

Planning Access and Design Statement - Received 11 May 2020

Location Plan - Drawing No.001 Rev B - Received 27 May 2020

Existing Site Plan - Drawing No. 002 Rev B - Received 26 May 2020

Proposed Site Plan - Drawing No. 002b Rev B - Received 26 May 2020

Proposed Ground Floor Plan - Drawing No.003 Rev A - Received 11 May 2020

Proposed Roof Plan - Drawing No.004 Rev A - Received 11 May 2020

Proposed Elevations - Drawing No. 005 Rev A - Received 11 May 2020

Confirmation of the Proposed Colour of the Weatherboard Cladding - Received 30 June 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 accommodation 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 unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.