
Site Address:	7 Shearer Close, Havant, PO9 4BT		
Proposal:	Proposed outbuilding.		
Application No:	APP/19/01049	Expiry Date:	18/12/2019
Applicant:	Mr & Mrs Plomer		
Agent:	Mr C Mallen	Case Officer:	Selina Donophy
	Thorns - Young Ltd		
Ward:	Barncroft		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey, semi-detached dwellinghouse located on the East side of Shearer Close in Havant. To the property is located on a corner plot, with a garden to the rear which backs onto the rear gardens of properties along Mary Rose Close.

2 Planning History

APP/12/00907 - Removal of Condition 16 of Planning Permission 08/61332/004 relating to removal of play equipment., PERM,28/11/2012
APP/16/00249 - Loft conversion with rear dormer., PERM,10/05/2016

3 Proposal

This application comprises of a proposed outbuilding in the rear garden of the property.

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)
DM10 (Pollution)

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

None

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 This proposal includes an outbuilding which would be sited in the rear garden on top of what is currently a raised, tiered decking area. The outbuilding would have dimensions of approximately 2.5 metres in height, 5.5 metres in width and 5 metres depth, which would be increased to 6 metres when accounting for the overhanging eaves. It would have a gradually sloping, pitched roof and two windows and a door to the front. The application site is a fairly large corner plot, which has adequate room to accommodate the outbuilding, which would be sited at the Eastern corner of the garden. It would not be visible from the public realm so any impact on the streetscene and general character of the area is considered to be negligible.

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

7.4 To the rear of the garden, behind the proposed location of the outbuilding is a gap between the rear garden fences of No 17 Mary Rose Close, which backs on to the proposal site and No 7 Shearer Close. The outbuilding which rises above the rear boundary fence line by approximately 0.7 metres to ridge height, would be visible from the rear of No.17 Mary Rose Close. Despite this, there is an existing outbuilding to the rear of no 17 Mary Rose Close which would screen much of the proposed outbuilding from view alongside some existing shrubbery situated along the boundary.

The outbuilding would also be visible from the rear garden of the adjoining property, No 9 Shearer Close, which is located to the South of the application site. It is worth noting that the ground has been artificially raised by the existing decking. Although the outbuilding roof will be visible above the existing fence line, it would be located at the end of the garden and would not result in any significant overbearing or overshadowing impact on this neighbouring property. It would not be considered to cause harm to the

amenity of this property, or the surrounding properties in the immediate vicinity.

- 7.5 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/19/01049 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:
Location plan received 23.10.2019
Proposed block plan received 23.10.2019
3205.19.1 Existing and Proposed Plans and Elevations
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, unless otherwise agreed in writing by the Local Planning Authority.
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 outbuilding 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.