
Site Address:	82 Horndean Road, Emsworth, PO10 7PU		
Proposal:	Removal of existing garage; erection of timber garden room (retrospective).		
Application No:	APP/20/00258	Expiry Date:	22/05/2020
Applicant:	Mr Portal		
Agent:	Ms Mottershead	Case Officer:	Selina Donophy
	Jane Mottershead Designs Ltd		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a semi detached, two- storey dwellinghouse located on the east side of Horndean Road, Emsworth. The property is of a red brick construction , with a partially hipped roof and projecting front porch with a tiled roof. It is set back from the road , accessed by a driveway with vehicle parking space and a lawn to the front. To the rear of the property is a long rear garden which lies adjacent to the rear gardens of properties along Woodlands Avenue.

2 Planning History

APP/14/00298 - Prior notification for single storey development extending 4.26 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.3 metres and a maximum height of 2.8 metres.
, GPDC, 14/04/2014

3 Proposal

Removal of existing garage; erection of timber garden room (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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)
ENP_D2 (Height, Mass & Materials)
ENP_D3 (Layout, Form & Density)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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 is a retrospective proposal comprising a timber garden room following the demolition of the existing garage. The garden room has dimensions of approximately 6.7 metres in width, 3.4 metres in depth and 2.6 metres in height and is clad in

turquoise painted timber, with a flat roof. The structure is sited to the rear of the property in approximately the same position as the previous concrete garage. Although sited to the rear of the property, the end of the garden room would be partially visible from Horndean Road via the gap between the property and the side boundary, however as the property is set back from the road this is not judged to have any impact upon the streetscene.

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 north of the application site are the rear gardens of properties along Woodlands Avenue. The garden room would be sited adjacent to the rear boundary of no 6 Woodlands Avenue. There are various outbuildings sited at the end of the rear garden of no 6, this garden is approximately 30 metres in length between the property and the rear boundary. The garden room is not judged to have any harmful impact on the outlook or amenity of no 6 Woodlands Avenue.
- 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/20/00258

(A) 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:

Existing and proposed block plan received 26.03.2020
Location plan received 26.03.2020

Replacement timber garden building elevations received 27.03.2020

Reason: - To ensure provision of a satisfactory development.