
Site Address:	10 Blossom Drive, Waterloooville, PO7 5AW		
Proposal:	Retention of summer house.		
Application No:	APP/19/01053	Expiry Date:	14/04/2020
Applicant:	Mr Sykes		
Agent:		Case Officer:	Selina Donophy
Ward:	Purbrook		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

This application site is a mid- terrace , two- storey dwellinghouse located along Blossom Drive. This is a modern property of red brick construction with a tiled, pitched roof. It has a garden to the rear which backs on to parking spaces.

Blossom Drive comprises a mix of two storey properties and apartments. They are of a similar age and style, with variations in some external features. Some properties within this modern development have been altered and extended.

2 Planning History

APP/11/00977 - Application for Non Material Amendment to Planning Permission 10/53728/009 relating to chimneys (plots 1-5), fenestration (excluding rooflights) (plots 1, 2 and 5), internal layout changes (bedrooms) (plots 1-5) and Omission of second floor false gable window (plot 5)., PERM,11/10/2011

APP/11/01040 - Installation of solar panels within roof covering to Plots 12, 13, 14, 15, 16, 19, 20, 21 & 22., PERM,09/08/2011

APP/11/01324 - Application for non-material changes to Planning Permission 10/53728/009 relating to window heads and cills to be brickwork (as constructed detail) - plot six; window head to first floor side window elevation to be straight edge brickwork (as constructed detail) - plots seven and nine; removal of ground floor side elevation window lounge room - plot seven. , NFA,09/09/2011

APP/11/01325 - Discharge of Condition No. 23 (i) and (ii) of Planning Permission 10/53728/009. , PERM,24/10/2011

APP/11/01326 - Discharge of Condition No's 3, 4, 6, 7, 8, 10, 11, 12, 30 and 31 of Planning Permission 10/53728/009. , PERM,02/04/2012

10/53728/009 - Construction of 31No. houses with associated access and landscaping., PERM,29/10/2010

APP/13/00872 - Application for written confirmation that the planning conditions imposed in relation to planning permission 10/53728/009 and the associated S106 Agreement (dated 29.10.10) requirements have been discharged. , PERM,18/11/2013

3 **Proposal**

This application for a summer house has been submitted retrospectively as the original planning permission which granted permission for the construction of the house included a condition removing permitted development rights for Part 1, Classes A/B/C/D/E/F/G of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

None applicable

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: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
This shed is almost touching my fence. It stands about 3 feet higher than my 6ft fence. It is about twice as wide as the shed they used to have. It's ugly, and I strongly object to it.	The visual impact of the shed is not deemed to have such a substantial adverse impact on the character of the area to warrant a refusal of planning permission.

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 Permitted development rights have been removed for the properties within Blossom Drive. This is a retrospective application for a summer house located on decking to the rear of the garden. The structure is constructed of slatted wood, with a flat roof and French style doors. It is not substantially visually dominant in size and design within the context of the plot size and is not highly visible from the highway, additionally there are several other examples of shed structures in the surrounding vicinity. Therefore is deemed to have minimal impact on the character of the area.

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 The structure is set on a raised platform and therefore is visible from the adjoining property to the North, No. 8 Blossom Drive. As there are doors serving the summer house, there may be some scope for overlooking into the garden of No 8. In addition there would be some view back towards No.12 Blossom Drive. Despite this, as the summer house is used as a study area, and is fairly small in size it is not expected for there to be constant use of the structure that would result in any overbearing impact on this property. Therefore it is judged that impact on overlooking would be negligible and would not be reason enough to warrant a refusal of planning permission for this application.

The application site backs on to a hard standing, car parking area to the rear, visible from the gardens of Downside Road. Although visible from these properties it is not considered to have any significant impact upon them.

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).

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/19/01053 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 18.02.2020
Block plan received 18.02.2020
Front elevation received 30.01.2020
Side elevation received 30.01.2020
French door specifications received 30.01.2020

Reason: - To ensure provision of a satisfactory development.