

Recommendation: **GRANT PERMISSION**

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: 6

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 application is for the retention of the repositioning of an outbuilding to the north east corner of the rear garden. The proposal is wooden construction with pitched roof, painted a light green colour with 3No. windows and a door within the west elevation. The outbuilding has a maximum height of 2.78m, a width of 2.45m and a depth of 5.6m and is positioned within the north east corner of the rear garden with a distance of 0.6m from both the north and the east boundary. The neighbouring property to the east have a shed to the rear north west elevation, therefore the shed to be positioned within the rear north east corner is not out of character for the area.

7.4 The proposal is not visible from the public realm and therefore would not have any harmful effect on the character of the area.

7.5 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

- 7.6 The neighbouring property along the east boundary (No.599) has a distance of approximately 23.8m from the proposal to the rear facing wall of their extension, the impact upon this neighbouring property would be minimal and acceptable.
- 7.7 The neighbouring property along the west boundary (No.595) has a distance of approximately 30.2m from the proposal to the rear facing wall of the property and would be partially screened by the boundary treatment of 1.8m close boarded fencing and the shed within the rear east corner of their rear garden. Therefore the impact upon this neighbouring property would be minimal and acceptable.
- 7.8 The neighbouring property along the north west shared boundary (No.10A Nursery Gardens) has a distance of 5m from the west facing elevation of the outbuilding to the east elevation of this property, the property is partially screened by 1.8m close boarded fencing along this boundary. Therefore any impact upon this neighbouring property would be acceptable.
- 7.9 The neighbouring property along the rear elevation (No.10 Nursery Gardens) has a distance of 5m from the rear outbuilding elevation to the rear facing conservatory, the proposal is partially screened by the 1.8m close boarded fencing and the outbuilding. The impact upon this neighbouring property would be acceptable.
- 7.10 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.

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/20/00047 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 20 January 2020
Location Plan - Received 20 January 2020
Block Plan - Received 20 January 2020
Photos of Outbuilding - Received 20 January 2020
Floor Plan - Received 20 January 2020

Reason: - To ensure provision of a satisfactory development.