

Recommendation: **GRANT PERMISSION**

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 required for this application.

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) CIL
- (v) Parking

(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 proposed outbuilding would be located to the rear of the approved property under APP/19/00451 and as such is not readily visible from the public domain. The structure would be single storey and of appropriate scale within the context of the site. It would be located at the back of the garden, providing adequate external amenity space for the occupiers of the property. The external elevations of the outbuilding would have dark timber cladding and brickwork walls which would be in-keeping with the main dwelling approved under APP/19/00451. It would be of modern contemporary design having a sedum roof with a roof light.

7.4 The outbuilding is to be used as a summer room and as such the use is considered to be subservient to the approved main dwellinghouse.

7.5 The design and appearance of the proposal is deemed appropriate in context to the approved 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 Due to the location of the outbuilding, it is not considered to have an adverse impact on the occupiers of the properties 37 and 37a Beach Road to the north of the application site.
- 7.7 No. 63 Warblington Road is to the western side of the application site. The outbuilding would be located on eastern boundary of the application site and is not considered to have an adverse impact to the occupiers of the property.
- 7.8 The submitted plans show a separation gap of 1m between the eastern elevation of the outbuilding and the boundary line, which is defined by a 2m high brick wall. No. 39 Beach Road, located east to the application site has an existing outbuilding on the other side of the boundary slightly to the north. The proposed outbuilding is relatively small in scale and single storey with a flat roof design and is not considered to have an adverse impact on the occupiers of the property with the proposed outbuilding being offset from the boundary.
- 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.

(v) CIL

- 7.10 The demolition of the existing garage and construction of an outbuilding does not exceed 100 square metres gross internal area, therefore it is not liable to CIL.

(iv) Parking

- 7.11 The proposal would result in the loss of the existing garage, although the approved dwellinghouse will still need to provide 2 car parking spaces as set out in the Havant Borough Council Car Parking SPD. There is sufficient car parking on the site to accommodate 2 car parking spaces and the proposal therefore accords with the Havant Borough Council Car Parking SPD.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area. It 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/19/01006

- 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:
Scheme approved under application no. APP/19/00451 Site Block Plan, Site Location Plan, Ground Floor Plan, First Floor Plan, Roof Plan, Elevations - 19023-01
Proposed Outbuilding Site Block Plan, Site Location Plan, Ground Floor Plan, First Floor Plan, Roof Plan, Elevations - 19023-02
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the approved building under APP/19/00451 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.