
Site Address:	40 The Dale, Waterloooville, PO7 5DE		
Proposal:	Single storey outbuilding in rear garden. (Retrospective).		
Application No:	APP/19/00134	Expiry Date:	08/04/2019
Applicant:	Mr Lawson		
Agent:	Mr Mallen	Case Officer:	Karen Wooden
	Thorns-Young Ltd.		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi detached dwelling with elevations of brick and render, located on the southern side of The Dale in Widley. To the front of the house is a small area of lawn and off road parking for three vehicles. The property benefits from a single storey conservatory to the rear, and a garage which is detached from the main house. The property is set within a good size plot, which backs onto The Brow.

2 Planning History

04/66448/000 - Rear conservatory., PERM,02/11/2004
APP/18/00805 - Single storey rear extension., PERM,17/10/2018

3 Proposal

- 3.1 This application has been submitted retrospectively and seeks the retention of a single storey outbuilding to the rear of the dwelling.

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)
DM13 (Car and Cycle Parking on Residential Development)

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

- 5.1 No consultees were 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: 5

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 outbuilding is located to the southern boundary line of the property and as such is not readily visible from the public domain. The structure is of a quite substantial size however is considered to be of an appropriate scale within the context of the site. Furthermore a garden length of approximately 34m has been retained between the rear elevation of the host dwelling and the front elevation of the outbuilding, providing more than adequate external amenity space for the occupiers of the property. The external elevations of the outbuilding are to be rendered cream to be in-keeping with the elevations of the main dwelling.

7.4 The outbuilding is to be used as a games room and as such the use is considered to be incidental to the main dwellinghouse.

7.4 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

7.5 Due to the location of the outbuilding, it is not considered to have an adverse impact on the occupiers of the property to the north.

- 7.6 No. 42 The Dale is attached to the eastern elevation of the application site. The submitted plans show a separation gap of 0.9m between the eastern elevation of the outbuilding, and the boundary line, which is currently defined by natural screening however is to be 2m close board fencing. It is noted that there is a clear glazed window to this elevation however it does not overlook a designated rear amenity space and therefore is not considered to result in significant overlooking or loss of privacy. Due to the generous plot sizes, the outbuilding is located in excess of 36m from the rear elevation of No. 42.
- 7.7 No. 38 The Dale is to the west of the application site. The separation between the western elevation of the outbuilding and the western boundary line is 0.8m and is defined by close board fencing. The separation gap between the outbuilding and the dwellinghouse at No. 38 is approximately 33m. The plans show an obscurely glazed window has been inserted into the western elevation.
- 7.8 No's 53 & 55 The Brow are located to the south of the application site which, due to the sloping land levels, sit higher than the application site. The garden sizes to these properties are generous and as such the separation gap between the dwellinghouses and the boundary with No. 40 The Dale is approximately 39m. The submitted plans show a distance of 2m has been retained between the structure and the northern boundary, which is defined by a wall and natural screening. The plans show no windows are to be inserted into the rear elevation of the structure. Due to the north/south incline, it is considered that the outbuilding increases the privacy between the occupiers of the application site and the properties to the north. It is not considered that the outbuilding would result in any overlooking or loss of light to the occupiers of this neighbouring property.
- 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.

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 PERMISSION** for application APP/19/00134 subject to the following conditions

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

Location plan - received 11.02.19

Block plan - received 11.02.19

Proposed plans - 2140.18.05 - received 11.02.19

Email confirming proposed materials - received 27.03.19

Reason: - To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The unit of accommodation is not a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.