
Site Address:	95 Park Avenue, Waterlooville, PO7 5DR		
Proposal:	Construction of detached outbuilding in rear garden.		
Application No:	APP/18/00809	Expiry Date:	08/10/2018
Applicant:	Mr & Mrs Dobson		
Agent:	Mr Ralph	Case Officer:	Tina Pickup
	Martin Ralph Chartered		
	Surveyors		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a semi detached two storey dwelling located on the west side of Park Avenue. It is a traditional Victorian bay fronted dwelling constructed of red brick with render first floor beneath a concrete tiled roof. The frontage has been leveled and hard surfaced to create parking for at least 2 vehicles. To the rear the site has an existing lean-to style conservatory that has a depth of some 2.6m. The land and site slopes down steeply to the west such that the existing conservatory is raised significantly above natural ground level and there are steps down to the garden. The boundary fence between the attached semi is a close boarded fence of standard height, but erected at ground level such that where adjacent the steps down is comparatively low. Further down the garden the boundaries are mixed, with fencing and mature shrubs.

The attached semi, No 97, also has a lean to style rear conservatory of identical depth. To the south, No 93, is separated by single storey garages which are set at natural ground level, so lower than the ground floor level of the dwelling.

The site has a very long rear garden, some 45m in length, and at the rear there are a group of TPO'd trees. Due to the slope of the land the levels under the canopy of the trees undulate with roots aswell as the slope of the land.

2 Planning History

06/71275/000 - Crown raise to a maximum of 4 m a Common Oak part of Area A1 subject to TPO 110., PERM,30/05/2006

APP/17/00787 - Extend an existing rear extension to increase living area and creation of a store below. along with minor internal works., UNK,17/08/2018

APP/18/00801 - Single storey rear extension with basement store and raised decking., PERM,22/10/2018

3 Proposal

Construction of detached outbuilding in rear garden.

The proposal is for a flat roofed log cabin style outbuilding that would measure 12m x 4.5m. The building has a height of 2.775m but due to the slope of the land and need to clear the tree roots, the building would be raised at its rear (western end) such that its finished height at the rear would be 3.285m. The siting would be set some 28m from the rear of the house. The roof would have a grass roof with skylights. It is intended to use the building as a children's playroom.

During the course of determining this application amended details have been submitted - first to update the Arboricultural information to correspond with the siting 28m of the outbuilding from the dwelling; and then level details.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

On Original plans

No objection in principle subject to works being undertaken strictly in accordance with the submitted Arboricultural Method Statement and Tree Protection Plan referenced 1021abjh.October2018, TPP BJH 03/04. Please apply a condition requiring a pre-commencement meeting and that works shall be subject to Arboricultural supervision with particular regard to the positioning of piles for the structure, reference Chapt.6 and 7 of the Arboricultural Method Statement.

On Amended details

In my opinion the outbuilding can be erected in strict accordance with the Arboricultural Consultant's Report and Method Statement and with Arboricultural Supervision with particular regard to the foundations of the structure. Please condition for this and also a pre-commencement site meeting.

Southern Water

No objection

Note details of means of surface water not provided; Formal application required for any new connection to the public surface water sewer so request Informative; disposal of surface water should be in accordance with Part H3 of Building Regulations

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
<u>On original submission:</u>	
Side elevations do not take account of ground slope which is approximately 1000mm difference over the 12m length of the building; unclear therefore on impact and western end could be 4m above ground level - on this basis object as having significant impact on garden and vegetable patch	Noted - amended plans sought addressing this issue
Re-Notification has taken place on amended plans but no further representations 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
- (iv) Impact on trees

(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. It is stated that the proposed outbuilding would be used as a children's playroom. To use this building as such a space or summer house/hobby room/future personal gym/home office etc would all be ancillary uses to the main the dwellinghouse and acceptable in principle. The lack of alternative access to the site and a natural reliance on the main dwelling makes the functional link to the host dwelling likely to be genuine. Provided the building is not used for separate independent living accommodation or business use, then the proposed ancillary building is considered acceptable in principle and this use can be conditioned.

(ii) Appropriateness of design and impact on the character of the area

7.3 The application site garden is exceptionally long and can readily accommodate a structure of this size without becoming an overdevelopment. There would be a 28m separation from the main house and 9m to the rear boundary. Visually the building would be sited directly beneath mature trees and would therefore be largely screened. The proposed grass roof would help to absorb a lot of the moisture from the trees and leaf litter and be sympathetic to its setting. The design and appearance of the proposal is therefore deemed appropriate in context to the site 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 Amended plans have provided level details with resultant height details which range between 2.77m and 3.28m above natural ground level. The building is 12m long and set just 0.2m from the side boundary with No 93. Therefore it would project above and be visible over the shared boundary. It is however set towards the rear of very long gardens and to the north of No 93. Any resultant overshadowing would not be over any private sitting out area and under the canopy of trees that already compromise the light available to the rear half of these gardens. It is considered that the outlook to the outbuilding would not be harmful from within the dwelling at No 93 and would only be from the lower half of the garden.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overshadowing 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 that no further letters of objection were received with respect to the amended scheme that detailed the levels and height.

(iv) Impact on trees

- 7.6 A revised Arboricultural Method Statement has been provided, and level details. These plans indicate that the outbuilding would be constructed with 6 pillar legs holding the base above the natural ground level to ensure clearance of the undulating tree roots below. The Arboricultural team have advised that this can be achieved without harm to the trees and the critical issue to safeguard the tree is the excavation of the post holes by hand under supervision. This is set out in the Arboricultural Method Statement which also notes the need for a pre-commencement site meeting with the Council's Tree Officer and ongoing supervision and monitoring. Provided the method statement is strictly adhered to, including pre-commencement site meeting, then there is no arboricultural objection 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 trees and is therefore considered to be appropriate and recommended for conditional approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00809 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:
Proposed Outbuilding Plans and elevations Drawing No. 17.102.MF Rev C
Arboricultural Method Statement document 1021a.bjh.Oct18
Reason: - To ensure provision of a satisfactory development.

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

Reason: The outbuilding has unsatisfactory access, parking and relationship with neighbouring dwellings 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.

- 4 The hereby approved outbuilding shall be constructed in full and strict compliance with the Arboricultural Method Statement document 1021a.bjh.Oct18 and Tree Protection Plan drawing no BJH 03/04. Any variation to this shall first be agreed on site with the Council's Arboricultural Officer.

Reason: To safeguard the health and well being of the trees in the interest of the amenity of the area and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.