
Site Address: 1 Privett Road, Waterloooville, PO7 5HJ
Proposal: Raised decking area at rear of property.
Application No: APP/19/00024 Expiry Date: 01/03/2019
Applicant: Mrs M Crockford
Agent: Case Officer: Denise Sheath
Ward: Purbrook
Site Visit Date:

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

1 Privett Road, Waterloooville, is a detached bungalow with white pebble dash render and a duck egg cladding to the property, the front of the property is block paved and benefits from a detached single storey garage.

The property is surrounded by residential properties and is within a urban area.

2 Planning History

None

3 Proposal

Raised decking area at rear of property (Retrospective Application).

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)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
1 Privett is at the bottom of our garden. The new raised decking area that has been installed is of bad design and intrusive to the privacy of our garden and no doubt other properties in Privett road. When sitting in our living room or bedroom on the ground floor at the rear if anybody walks out on to the decking, despite having a full height fence we can see them from the waist up. Hence they can see directly into the gardens and rear of both properties, giving a total lack of privacy.	See Section 7.

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 retrospective decking is not visible from the streetscene. It is accepted that natural screening along the western boundary would significantly reduce the impact of overlooking to properties along the western boundary (No. 144 and 146 Park Avenue) Additional information was received with regard to the installation of the natural screening. It is considered the additional of natural screening will limit the impact of overlooking and loss of privacy to these neighbouring properties. A condition is recommended to ensure natural screening of a evergreen privet hedge with a minimum planting height of 1.7 metres from the decking is to be retained at all times to the western elevation.

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 The property at No.3 Privett Road has the same building line as the application site, this property is screened by the detached garage at No. 1. Therefore the impact on this neighbouring property would be acceptable.
- 7.6 The neighbouring properties along the rear boundary have a distance of approximately 20 metres from the decking to this boundary which is screened by fencing, trees and shrubbery, the distance from the decking to the rear elevations of these properties is approximately 55 metres, therefore any impact on these neighbouring properties would be acceptable.
- 7.7 The neighbouring properties along the western elevation are impacted by the decking with regard to overlooking and loss of privacy, the distance between the rear elevations of these properties and the shared boundary with No.1 Privett Road is approximately between 30 and 33 metres. A condition has been recommended as above in section 7.3 to naturally screen along this boundary to the end of the rear boundary of No.146 Park Avenue, there will also be the requirement for interim screening on the western elevation of the decking in the form of Evergreen Artificial Conifer Hedge Privacy Screen at a height of 1.7m from the the decking with a width of 3 metres to cover the length of the western elevation of the decking until the natural screen has established. The natural and temporary artificial screening will alleviate the concerns of overlooking and loss of privacy. Therefore once the screening is in place this would address the issue.
- 7.8 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/19/00024 subject to the following conditions

- 1 The landscaping works shown on the approved plans 'Proposed Landscaping Plan and letter received 26 February 2019' shall be planted within 1 month of this decision. The hedging on the western boundary shall be grown to a minimum height of 3 metres and be retained at all times. Any trees/hedging which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased shall be replaced within the next planting season by trees/hedging of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its consent in writing to any variation.

Reason: In order to protect the amenities of the neighbouring properties in terms of overlooking from the decking having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 2 Within 1 month of this decision date a temporary screening in the form of 'Evergreen Artificial Conifer Hedge Privacy Screen' as shown on the details submitted on 13 April 2019 and 29 April 2019 will be required to be in place, on the western boundary of the decking area, and will be at a minimum height of 1.7metres at all times, as measured from the finished floor level of the decking area. Only once the natural screening, outlined in condition 1, has reached the minimum height of 3 metres along the western boundary of the site, will the temporary screening be removed, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the amenities of the neighbouring properties in terms of overlooking having due regard to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Application Form - Received 04 January 2019

Location Plan - Received 04 January 2019

Block Plan - Received - 04 January 2019

Photos of Decking - Received 04 January 2019

Letter regarding landscaping and screening works to be carried out - Received 26 February 2019

Landscaping Plan - Received 26 February 2019

Email containing the Temporary Screening to be used 'Evergreen Artificial Conifer Hedge Privacy Screen' - Received 13 April 2019

Photo showing the siting of the Temporary Screening - Received 13 April 2019

Plan showing the siting of the Temporary Screening - Received 29 April 2019

Reason: - To ensure provision of a satisfactory development.