
Site Address:	12 Morelands Road, Waterlooville, PO7 5PT		
Proposal:	Retention of log cabin		
Application No:	APP/18/01240	Expiry Date:	01/02/2019
Applicant:	Mr T Moore	Case Officer:	Rachel Ballam
Agent:			
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application property is a detached bungalow situated to the northern side of Morelands Road. The property is fronted by a small garden area laid to lawn. A single width driveway runs along the western side of the property to a detached single garage to the rear of the bungalow. A pitched roof summer house, subject of the current application, is situated within the north-east corner of the rear garden which is bordered by a close board timber fence.
- 1.2 The application site is surrounded by residential development. Development within the area is characterised by uniformly spaced detached and semi-detached properties with well proportioned gardens. Properties within the street are constructed using a limited pallet of materials, but there is variation in respect of form and scale.

2 Planning History

None

3 Proposal

- 3.1 The application seeks planning permission in retrospect for an outbuilding which is positioned within the rear garden of the application site adjacent to the north and east site boundaries.
- 3.2 The outbuilding has a footprint of 4.5m by 3.65m and achieves a maximum height of 2.7m above ground level. The structure is constructed from timber boards painted in lime green and has a pitched felt roof. The building is situated 2m from the rear (north) property boundary and 1m from the eastern boundary.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

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: 2

Comment	Officer Comment
We support this application as it will have no negative effect on our standard of living or views from our property. It is better by far than the aging big shed that previously stood on the site of this well presented replacement. There is also a very similar cabin two houses down in approximately the same position which also has no effect on us whatsoever.	

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 proposed outbuilding, applied for in retrospect, does not appear overlarge within the context of the existing dwelling, its curtilage or surrounding development. The structure is only marginally larger in scale than would be allowed in this location by virtue of permitted development rights. The appearance and character of the structure is appropriate for an ancillary outbuilding. The outbuilding is not visible within the street scene and does not represent a significant negative impact upon visual amenity of the application site or the locality.

7.4 The design and appearance of the proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Effect on neighbouring properties

- 7.5 The outbuilding is well separated from surrounding dwellings, situated approximately 8m from the rear elevation of the neighbouring property to the north-west and set 2m off of the rear boundary, and approximately 18m from the nearest neighbouring property to the south, set off of the eastern boundary by 1m. The single storey building is partially screened by the existing boundary fence.
- 7.6 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 that one letter of support and 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/18/01240 subject to the following conditions

- 1 The development hereby permitted shall be maintained in accordance with the following approved plans:
Block Plan
Reason: - To ensure provision of a satisfactory development.