
Site Address: 158 Havant Road, Hayling Island, PO11 0LJ
Proposal: Garden log cabin (retrospective).
Application No: APP/18/01251 Expiry Date: 25/01/2019
Applicant: Mrs A R Swatridge
Agent: Mr P Walker Case Officer: Karen Wooden
P Walker MRICS
Ward: Hayling West
Site Visit Date: 07/01/2019

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a two storey detached dwelling located on the eastern side of Havant Road and to the south of Mill Close. The property is of brick construction and has been extended to the north by means of a single storey extension and a conservatory to the south.
- 1.2 By nature of the location of the house within the plot, the main external amenity space is to the front of the house, parallel to Havant Road.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

- 3.1 The application is for the retention of the garden log cabin sited in the front garden.

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)

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: 3

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 in support

Comment	Officer Comment
I am writing to advise that I have no objection to the wooden summer house that has recently been erected in the front garden of my neighbour's property at 158 Havant Road Hayling Island. I note it is c3.2m high.	Noted

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 cabin has been erected to the south west of the site, approximately 2.5m from the western boundary, which is defined by a combination of a low level brick wall, wooden fencing and hedging, and 2m from the southern boundary, which is shared with 156 Havant Road, and defined by a mix of fencing and hedging. The cabin is higher than the boundary treatments and as such is visible from the public domain when travelling north and south along the Havant Road.

7.4 At the initial site visit it was noted that the current colour was bright which exacerbated the adverse visual impact on the character of the surrounding area, however it was also noted that a number of other properties within close proximity have structures erected in the front gardens. The applicants were advised that the structure may be considered acceptable subject to changing the colour. The applicants have subsequently painted a section of the cabin using 'Sikkens Cetol colour' reference E8.08.18 T, which is dark brown, and a further site inspection has been carried out whereby it is considered that this colour does reduce the visual impact to an acceptable level. It is recommended that a condition is added to any planning permission to ensure that the whole structure remains this colour.

7.5 Consequently it is considered that the design and appearance of the proposal will, subject to the whole structure being painted the colour as mentioned in section 7.4, be deemed appropriate in this instance, 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 cabin it is not considered to have an adverse impact on the occupiers of the properties to the north, east or west.
- 7.7 No. 156 Havant Road is a two storey detached dwelling located to the south of the application site. The boundary line between these two properties is defined by hedging and fencing. The cabin is set approximately 2m to the north of the boundary line and as such will cause no significant loss of light to the property or external amenity space. The cabin has no windows or doors to the southern elevation and as such does not create unacceptable loss of privacy. It is noted that the occupier of this neighbouring property submitted a letter specifying no objection to the cabin.
- 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). 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.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/18/01251 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:
Site/location plan - received 30.11.18
Layout plan - received 30.11.18
Elevations - received 30.11.18
Photographs - received 30.11.18
Sikkens cetol colour collection brochure
Reason: - To ensure provision of a satisfactory development.
- 3 Within one month from the date of this decision, all of the external walls of the cabin shall be painted in Sikkens Cetol paint reference E8.08.18 and shall remain this colour, and the existing materials to the roof of the cabin shall be retained. Any changes to the external materials will need to be agreed in writing with the Local Planning Authority.
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.

