

Recommendation: **GRANT PERMISSION**

Chichester Harbour Conservancy
No comments received

Environment Agency

No comments received

Natural England Government Team

No comments to make on 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
- (iv) Impact on Flood Zone

(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. The rear of the site is adjacent to Chichester Harbour Area of Outstanding Natural Beauty (AONB) but the application property is outside of the AONB boundary. However, Policy CS12 (Chichester Harbour Area of Outstanding Natural Beauty) is applicable, along with Policy CS16 (High Quality Design).

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

7.3 The proposal is to be located within the rear garden and therefore will not be readily visible from Salterns Close. The rear garden of the property is predominantly obscured from the foreshore by means of a 2.1m wall. Furthermore the Summer House will be set in excess of 10m back from the shoreline. No objections to the scheme have been received from Chichester Harbour Conservancy, the Environment Agency or Natural England.

7.4 The summer house is to measure 3.5m x 4.65m with a maximum height of 2.5m. These dimensions result in the summer house complying with the tolerances of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. It is considered that the size of the structure can be comfortably accommodated within the extent of the site. The elevations are to be Larchwood cladding to match the host dwelling.

7.5 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

- 7.6 Due to the proposed location of the summer house, it is not considered that it would have an adverse impact on the occupiers of the properties to the east or south. The shoreline is located directly to the north.
- 7.7 The boundary treatment between the application site and the property to the west is a wall of approximately 1.9m in height. The submitted information shows the maximum height of the summer house to have a pitched roof with a maximum height of 2.5m. The separation gap between the proposal and the property to the west is such that it is not considered to cause a significant impact in terms of loss of light. Furthermore there will be no significant impact on any designated external amenity spaces in terms of light of overshadowing. The plans show no windows are to be inserted into the western elevation of the summer house.
- 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. In addition the proposal would conserve the character and setting of the Area of Outstanding Natural Beauty.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00099 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:
Flood risk assessment - received 12.02.19
Site plan - SL-01 - received 24.01.19
Plans and elevations - SL02 - received 24.01.19
Location plan - SL03 - received 13.02.19
Email from agent confirming height - received 01.04.19
Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.