
Site Address:	37 Keats Close, Waterloooville, PO8 8LA		
Proposal:	Retention of wooden shed in front garden.		
Application No:	APP/18/00289	Expiry Date:	11/05/2018
Applicant:	Mr J Browning		
Agent:	Mrs L Talbot	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a modern two storey end of terraced house with a brown tiled pitched roof and elevations of yellow multibrick and grey tile hanging. The site is level and there is open vehicular access to the front leading to an area of block paving with 1 metre high walls to the north, south and part of the front boundary.
- 1.2 A pair of modern two storey semi-detached properties are to the north, the adjoining two storey mid-terraced property is to the south and Cowplain Recreation Ground is opposite. The area is of medium density with modern two storey semi-detached and terraced properties and semi-detached bungalows of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the retention of wooden shed in 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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None.

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: 4

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

(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 shed has been situated at the front of the site adjacent to the northern boundary and close to the front boundary. Whilst it is partially screened by shrubs, due to the open nature of the site it is visible from the public realm. However, it is of a modest size and its use is to store a mobility scooter and wheelchair. At the time of the Officer's site visit, it was also noted the side access to the property is not of a sufficient width to accommodate the applicant's mobility scooter.

7.4 It should be noted that whilst this type of development would not usually be supported, it is considered to be acceptable in this instance due to the personal circumstances of the applicant. A condition is recommended for the shed to be removed and the land shall be restored to its former condition when Mr John Browning ceases to occupy the land.

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 The shed does not have any windows and is situated adjacent to the northern boundary with double doors in the southern elevation. There could be a perception of some loss of light to the window of the neighbouring property at number 38 Keats Close, however the shed is of a modest height and the ridge is only marginally higher than a two metre high fence which could be erected along this part of the boundary without planning permission. There is also a distance of 1 metre from the southern elevation of this property to the shared boundary. It is therefore considered any impact on this property would be negligible.
- 7.7 The shed is approximately 6 metres from the boundary with the property at number 36 Keats Close and it is deemed the development would not have a harmful effect on this property.
- 7.8 Consequently, it is considered that the proposal is unlikely to 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/18/00289 subject to the following conditions

- 1 The external materials used shall be as stated under Section 11 (Materials) of the application form.
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.
- 2 This permission shall enure for the benefit of Mr John Browning and shall not enure for the benefit of the land, and the building/structure hereby permitted shall be removed and the land shall be restored to its former condition when Mr John Browning ceases to occupy the land.
Reason: This permission has been granted on the personal circumstances of the applicant and The development is of a type not considered suitable for permanent retention in accordance with policy CS16 of the Havant Borough Core Strategy 2011.

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

Location plan

Block plan

Photographs x 6 of shed

Reason: - To ensure provision of a satisfactory development.