
Site Address:	4 St Johns Avenue, Waterloooville, PO7 5PG		
Proposal:	Retention of wooden verandah.		
Application No:	APP/18/00811	Expiry Date:	16/10/2018
Applicant:	Mr K Davies		
Agent:		Case Officer:	Bee Crawford
Ward:	Purbrook		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a brown tiled pitched and hipped roof and elevations of cream cladding and cream painted tile hanging. The site is level with a south/north incline to the road and there is gated vehicular access to the front leading to an area of shingle, with 1.6 metre high metal railings to the front, a 1.5 metre fence to the northern boundary and a 1 metre fence and shrubs to the southern boundary. The rear garden has a depth in excess of 25 metres, with artificial grass, a pond, shrubs and a large outbuilding enclosed to all boundaries with fencing ranging in height from 1.6 metres to 2 metres.
- 1.2 The adjoining semi-detached property is to the north, a pair of two storey semi-detached properties are to the south and opposite and the rear garden of a property in Craigwell Road is to the rear. The area is of medium density with two storey semi-detached and detached properties of a 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 verandah and associated cladding to the rear of the property.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I object to the above structure on the grounds that this overwhelming back garden construction is out of proportion to house and garden with an obtrusive and unsightly plastic roof area.	See section 7.
This very large verandah is fixed flush against my boundary and garage to a height in excess of 11 feet and 25 feet in length. It is an inappropriate development owing to its size and appearance.	See section 7. Confirmation has been received from the applicant that structure falls wholly within the curtilage of the application site with no encroachment into neighbouring properties.
If approved this would set a precedent which would result in rear gardens having a 'shanty town' appearance.	Each application is determined on its own merits
The loss of natural drainage area is also a problem. I am concerned that the vast amount of water running off the roof via the gutters will empty out within feet of my property, causing possible flooding or waterlogging of a large area of my garden.	This is a civil matter which would need to be resolved between the applicant and his neighbour.

The light pollution will also cause a nuisance to all residents in the vicinity.	The property is situated in an established urban area and any excessive levels of lighting would be controlled by the Council's Environmental Health section.
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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 verandah is to the rear of the property and would be partially visible from the public realm, although it is set back approximately 20 metres from the highway. The verandah is of a generous size extending across the width of the application site, together with 2.5 metre high clad panels to part of the northern boundary. The verandah has a depth of 5 metres to the northern boundary for a width of 5.85 metres and a depth of 8.85 metres to the southern boundary for a width of 2.95 metres with a maximum height of 3 metres. However the rear garden is of a generous length and it is considered the development can be accommodated within the extent of the site.

7.4 Although the design is judged to be acceptable in context to the main building, a condition is recommended to finish the outer northern and southern elevations of the structure in cream upvc cladding within 2 months of the date of the decision notice to meet 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 verandah extends across the width of the site to a depth of 5 metres to the northern boundary and 8.85 metres to the southern boundary. However it is adjacent to neighbouring garage to the south, open to the rear and it is considered that any impact on the neighbouring properties would not be so great to constitute a defensible reason for refusal.

7.6 Concerns were raised by a neighbour regarding the size and appearance of the verandah. Whilst it is acknowledged the verandah covers a reasonable extent of the rear garden, it is to make the best use of the outside amenity area and an appropriate amount of open garden is retained. It is therefore judged the development would be unlikely to result in any impact which would be considered harmful to the amenities of the neighbouring properties.

- 7.7 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 property 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/18/00811 subject to the following conditions

- 1 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.

- 2 Notwithstanding the details submitted, within 2 months of the date of this decision, the outer southern and northern elevations of the verandah shall be finished in cream upvc cladding and shall thereafter remain in place at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

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

Site location plan

Block plan

Photographs of verandah x 6 with annotated dimensions

Photographs of outer northern elevation x 3

Plan of outer northern elevation

Photographs of outer southern elevation x 5

Plan of outer southern elevation

Reason: - To ensure provision of a satisfactory development.