

Recommendation: **GRANT PERMISSION**

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection to the proposal.

Conservation Officer, Development Control

Principal Conservation Officer - No Objection

North Farm Cottage is not listed but has been identified as a building of Local Interest. The property is not in a Conservation Area.

It is proposed to construct a detached timber framed car port and shed to the northern side of the garden.

The design, size and location of the outbuilding would not have a detrimental impact on the setting or character of the house. I believe the design is acceptable, utilising materials suited to the style and character of the building to avoid it being overly suburban. The roof profile has been designed in a traditional form which can accommodate good quality tiles. I therefore consider that the carport and shed will not have an adverse impact on the non-designated heritage asset (North Farm Cottage).

The use of good quality materials will be key to the successful integration of this new building. I therefore request the following conditions are attached to any permission given.

Conditions:

1. Materials Samples to be submitted
2. Guttering details

Developer Services, Southern Water

No objection - *An informative has been added to the decision notice in relation to surface water.*

Chichester Harbour Conservancy

The property is located just outside the boundary of the Area of Outstanding Natural Beauty, and the proposed car port and shed would be located directly adjacent to this boundary. However, given its relatively modest height, traditional design and the proposed materials (black stained timber cladding and recycled clay tiles to the roof), it is considered that the building would be likely to sit comfortably within the landscape and would not appear unduly intrusive in wider views from the AONB.

As such, the Local Planning Authority is advised that the Conservancy raises no objection to this application but asks that the following matters be negotiated if possible:-

- Schedule/samples of materials be agreed prior to construction
- Building to remain ancillary to 'North Farm Cottage' and not to be sold, let or used as a separate dwelling

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: 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) Impact on the character of the area
- (iii) Impact on the non-designated heritage site and neighbouring Listed Building
- (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. It is recommended that a condition is attached to the planning permission to ensure the use of the outbuilding is to be ancillary to the main dwellinghouse.

(ii) Impact on the character of the area

7.3 Due to the proposed location of the proposal, it will not be readily visible from the public highway. Notwithstanding this, the proposed design and materials to be used are considered to be in-keeping with the style and design of the host dwelling, resulting in a minimal and acceptable impact on the character of the area.

Impact on the Non-designated Heritage Site and the neighbouring Listed Building

7.4 The application site shares a gated gravel driveway with a Listed Building (North Farm House, however the proposal will be set approximately 28m north of the boundary line, and approximately 53m north of the Listed Building. Furthermore the Council's Conservation Officer has raised no objection, stating that the outbuilding would not have a detrimental impact on either the setting or character of the Listed Building or the application site.

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 To the north of the proposed location for the outbuilding lies two detached properties,

which are part of the Spinnaker Grange development. The proposed outbuilding will be sited to the south of two detached double garages which serve these two properties. Furthermore the boundary treatment separating the application site and Spinnaker Grange is a large, well established hedge which will serve to maintain privacy.

- 7.7 To the east of the property lies open agricultural land.
- 7.8 North Farm House is located to the south of the property. As mentioned above the separation gap to be retained is considered acceptable to avoid any significant harm to the occupiers of this neighbouring dwelling.
- 7.9 To the west of the proposal, within the curtilage of the application site, is a detached annex building which is currently being used for storage purposes.
- 7.5 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the Listed Building and 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 would not result in any harm to the character of the Listed Building or Non-designated Heritage Site, therefore it is considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00076 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:

Location plan - cps/1b
Block plan - cps/1a
Plan 1 - cps/2
Plan 2 - cps2a
AA & BB elevations - cps/5
CC & DD elevations - cps/4
Proposed elevations - cps/3

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the hereby approved

plans and details unless otherwise agreed in writing by the Local Planning Authority. The guttering is to match the guttering of North Farm Cottage 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.

- 4 The outbuilding hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of North Farm Cottage and shall not be sold, let or used as a separate unit of accommodation.

Reason: The outbuilding is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.