
Site Address:	57 Staunton Avenue, Hayling Island, PO11 0EW		
Proposal:	Construction of timber summerhouse.		
Application No:	APP/17/01312	Expiry Date:	07/02/2018
Applicant:	Mr Raffel		
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling West		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application property is located in a built up urban area. The application site is situated to the immediate east of the fronting road (Staunton Avenue) on Hayling Island and surrounded by residential development.
- 1.2 The application property is a single storey hipped roof dwelling of brick construction. The rear garden is bordered by a close board timber fence.

2 Planning History

APP/11/01590 - Replacement of existing flat roof to garage with a pitched roof.,
PERM,16/12/2011

3 Proposal

- 3.1 The application proposes the construction of a summer house to be located within the rear external amenity space. The building would be situated adjacent to the northern boundary at a distance of 1.5m from the line of the rear elevation of the main property.
- 3.2 The summer house would measure 5.1m in length and 3.2m in depth. The mono-pitched roof would achieve a maximum height of 2.75m above ground level, sloping down to the north to achieve a height of 2.65m above ground level. The outbuilding would be clad in horizontal red cedar cladding boards with a rubber flat roof and uPVC fenestration in anthracite grey. The building would contain two windows within the south elevation and a door and window to the west elevation, which faces the main property.
- 3.3 The proposed outbuilding would be used as a hobby room, containing a woodturning lathe for craft work, and as a storage space for bicycles and kayaks.

4 Policy Considerations

National Planning Policy Framework 2012

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)
DM10 (Pollution)

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: 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

(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 proposed summer house would be obscured from view from within the street scene by the development of the existing garage. The outbuilding would not appear incongruous or overlarge within context of the existing main property, its curtilage or surrounding development. The building would not impact negatively upon the visual amenity or character of the application site or the wider locality as it shall be screened from the public realm. The building would be reflective in its form and style of an existing summer house within the rear curtilage of the neighbouring property to the north.

7.4 The design and appearance of the proposal is deemed appropriate and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy) and supporting design guidance.

(iii) Effect on neighbouring properties

7.5 The proposed outbuilding would be widely separated from development to the south and east of the site and obscured by the bulk of the main house to the west. The

building would be situated adjacent to the common boundary shared with the neighbouring dwelling to the north at a distance of 0.4m. The building would achieve a height of 2.65m above ground level along the roof edge closest to the common boundary.

- 7.6 Following an assessment and site visit from the neighbouring dwelling to the north No 55, the bulk of the proposed summer house is considered to be largely obscured by the existing boundary fence. Though the building would be partially visible above the top of the fence the impact to the outlook and light levels reaching No 55 is considered to be limited due to this modest height above the existing 2m screening and that the dwellinghouse also benefits from a large amount of glazing to the east elevation which does not look towards the site of the proposed summer house. As such, in considering the scale of the proposed building and its distance from the neighbouring dwelling, it is not expected that the outbuilding would have a significant negative impact upon the outlook or light of the neighbouring property to the north and would not warrant a refusal of planning permission.
- 7.7 Due to the proposed size of the summerhouse a condition shall be included with the decision to ensure that the development is not used as a sperate living accommodation to No 57.
- 7.8 It is acknowledged that the use of a woodturning lathe has the potential to cause a noise nuisance. Although the appliance is understood to be for a recreational use and therefore the noise generated from it should be limited, an informative shall be included with the decision to ensure the applicant reviews whether the use of this lathe would be in breach of the Environmental Protection Act 1990.
- 7.9 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) and supporting design guidance.

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 PERMISSION** for application APP/17/01312 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 Plan: Ref-SJR2
Block Plan: Ref- SJR1
Location Plan: Ref SJR-3
Summer House Plan: Ref SJR4
Floor Plan: Ref SJR5
Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those specified within the submitted 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.
- 4 The building hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or for business purposes.
Reason: The building is not in a satisfactory position and has insufficient amenity space to be occupied separately from the main dwelling, business use would have the potential to result in unneighbourly impacts on adjoining residents, having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.