
Site Address:	8 Harrison Way, Havant, PO9 5FD		
Proposal:	Erection of wooden garden office.		
Application No:	APP/17/00967	Expiry Date:	07/02/2018
Applicant:	Mrs Arnold	Case Officer:	Karen Wooden
Agent:			
Ward:	St Faiths		
Site Visit Date:	31/01/2018		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a semi detached modern dwelling located on a brand new development to the north of Bartons Road, Havant. The rear of the property is mainly laid to lawn, with close board fencing to the boundaries.
- 1.2 The site level rises from north to south.

2 Planning History

- 2.1 No relevant planning history

3 Proposal

Erection of wooden garden office.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

- 5.1 No consultations required for 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: 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) 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. A condition was added to the original permission for the construction of the houses, removing the Permitted Development rights with regard to Class E of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Therefore planning permission is required for the erection of outbuildings within the curtilage of the property.

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

7.3 The proposed shed will be located within the rear garden of the application site and will therefore not be visible from Harrison Way. The current garden length is 10m which complies with the requirements of the Havant Borough Council Design Guide. It is accepted that the erection of the structure would result in the length of most of the garden being reduced to approximately 7m. However, this structure could easily be removed should the current or any future occupants require a larger open amenity space. Due to the level of the land rising from north to south, the roof of the structure will be visible from Bartons Road, however it is not considered that this would result in a significant impact on the character of the area.

7.4 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

7.5 The proposed structure is to be located close to the southern boundary of the property and will be approximately 6m from the properties to the east, south and west. 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00967 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 location plan - received 04.12.17
Block/site plan - received 04.12.17
Proposed elevations - received 04.12.17
Floor plan - received 13.12.17
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.
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.