
Site Address:	34 Portsea View, Bedhampton, Havant PO9 3FE		
Proposal:	Extension to the patio, erection of log cabin and wooden lean to.		
Application No:	APP/17/00254	Expiry Date:	07/06/2017
Applicant:	Mr K Morris		
Agent:	Rosenthal Architectural Services	Case Officer:	Karen Wooden
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large detached modern house located within a new development in Bedhampton. The site includes a detached double garage and off road parking. The garden wraps around the property to the north and east.

2 Planning History

APP/13/00211 - New agricultural access off the southside of the B2177 Ports down Hill Road., PERM,30/05/2013
APP/14/00232 - Construction of 46 dwellings, including 30% affordable, comprising 11 No. 5 bed, 21No. 4 bed, 8 No. 3 bed and 6No. 2 bed houses, with associated access from Bedhampton Hill, landscaping and ancillary works.
, PERM,06/11/2014
APP/14/01184 - Discharge of Condition No's 2, 3, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16 and 17 of Planning Permission APP/14/00232., PERM,17/11/2015
APP/14/01276 - Non material change to reconfigure the layout and siting of plots 25-28 (inclusive) and amended siting of sub-station., PERM,23/01/2015
APP/15/00337 - Temporary sales advertisement application for development at One Eight Zero, Langstone View, Bedhampton., UNK,
APP/15/01236 - Discharge of Condition No 8 of Planning Permission APP/14/00232., PERM,13/01/2016

3 Proposal

Extension to the patio and erection of log cabin. Single storey extension to west elevation.

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**

Building Control, Havant Borough Council

GIS does not show a public sewer but address does not exist on GIS location search

The wooden lean to may be an issue under Requirement B4 of Schedule 1 of the Building Regulations with regards to external fire spread due to proximity to neighbours boundary if the proposed structure is not exempt under the Building Regulations.

The elevations are no longer to be constructed of wood

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4

Comment	Officer Comment
The measurements of the proposed structure differ from the application "Covering Letter"	This has been clarified by an amended letter received 23.05.17
There is no clear indication of whether the windows will show above the edge of the fence and therefore will overlook my property.	The proposed windows have been removed from the scheme
There is no specification of materials or colour scheme planned to be used and therefore it's difficult to assess exactly the impact on the appearance of the area.	The proposed materials are to be similar to the existing dwelling
There is no indication about the strategy for surface water drainage and flowing of rainwater, particularly in the context of the proximity of the edge of the structure to the edge of my property and therefore unknown if the Government Guidances on this matter will be followed.	The guttering is shown on the Proposed Elevations plan and confirmed in the applicant's amended details letter

In the context of an application to erect a wooden structure and with the proximity to my wooden fence, what are the fire risks and mitigation plans considered? Again, will the Government guidances be follow? Unknown.	The scheme has been amended and the materials will now be brick and tile.
The property for which the planning application has been submitted is a part transfer of Title SH40735 and subject to very specific covenants as specified in the Transfer of part of registered titles document (TP1), which specifically restricts the erection of any building or structure on the property for a period of 5 years and that the applicant must have signed as a deed.	This is not a planning consideration. Any planning permission granted would not supersede any existing covenants
There is no indication on the various documents/drawings provided whether all the current metallic and wooden fencing visible from the front of the applicant's property and that screen most of the areas affected by this application is to be maintained in its current estate. Otherwise the impact on the design, appearance and layout of the property and area will be much higher.	There are no alterations to boundary treatments proposed as part of this scheme
There is no indication or mention on the various documents/drawings provided with the application of any changes to the existing driveway or creation of any additional driveway areas with the purpose of increasing the space for parking additional vehicles.	There are no alterations to the driveway proposed as part of this scheme and the proposed works would not require additional parking spaces
The proposer does not state if the current fencing that screens most of the affected areas of the property will be preserved or removed.	See above comments
The extension to the patio will occupy a significant space. This will have an impact on drainage	A condition will be attached to the planning permission stating permeable materials are to be used
The erection of the log cabin would affect the appearance and outlook, and could be used as a home, causing additional parking problems.	A condition will be attached to the planning permission stating the use of this outbuilding is to be incidental to the main dwelling
Concerned that if permission is granted for the cabin to house a hot tub, this will lead to regular large numbers of visitors. Where will these park?	The hot tub is for ancillary use and it is therefore not considered that this would result in a regular increase in

	visitors

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 increased patio area and log cabin are to be located to the eastern side of the property, which is located on the eastern fringe of the development. The cabin will be sited behind the building line by approximately 2m and therefore will not be visible from the public domain

7.4 The original plans showed the single storey extension to the western elevation would be constructed of wood. It was considered that this would not be in-keeping with the character of the area and subsequently an amended plan was submitted showing that the roof and elevations are to be constructed using similar materials to those of the host dwelling. This will be sited behind the building line.

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 proposed cabin is to be sited a significant distance away from the properties to the north, east and south, and therefore will cause no overlooking or loss of light, and will not be overbearing to the neighbouring properties. Therefore complying with the tolerances of policy CS16 of the Havant Borough Core Strategy 2011.

7.7 The proposed extension to the west elevation will have a maximum height of 2.5m, sloping to 2.2m. There will be no windows inserted in the west elevation which, along with the current fencing, will result in no overlooking to the neighbouring property.

7.8 The property to the west does have one first floor window looking to the east but this is obscure glazed.

7.9 A small part of the roof of the proposed extension will be visible from the occupiers of the neighbouring property but the materials will be similar to those of the host dwelling and it is not considered that this would cause significant harm.

- 7.10 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).

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/17/00254 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:

External Layout - P1055/EXT/02

Existing ground floor plan - 01 - received 12.04.17

Amended proposed ground floor plan - 02 - received 05.06.17

Existing roof plan - 03 - received 12.04.17

Proposed roof plan - 04 - received 12.04.17

Existing elevations - 05 - received 12.04.17

Proposed elevations - 06 - received 12.04.17

Amended proposed elevations left side - 07 - received 05.06.17

Amended letter from applicant clarifying measurements - received 23.05.17

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. The materials for the patio extension must be permeable.

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 cabin hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The cabin is unsuitable to be occupied for residential use, and having due regard to policies CS16 and DM13 of the Havant Borough Local

Plan (Core Strategy) 2011 and the National Planning Policy Framework.