
Site Address:	24 Fairmead Walk, Waterloooville, PO8 9AL		
Proposal:	Timber cabin in rear garden. (Retrospective application.)		
Application No:	APP/17/00133	Expiry Date:	05/04/2017
Applicant:	Mr G Martin		
Agent:	Mr D Treagus	Case Officer:	Harriet Pitney
	Derek Treagus Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a detached bungalow located on the northern side of Fairmead Walk, with cream rendered elevations and a tiled pitched roof. The property benefits from a relatively large front driveway which provides adequate offroad parking provision for a minimum of 3 vehicles. The level at the site decreases from the front to the rear.

The rear garden is enclosed by a close boarded timber fence and is primarily laid to lawn with a raised patio area.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a similar age, style and design.

2 Planning History

APP/13/01109 - Single storey rear extension., PERM,11/12/2013

3 Proposal

This application is for the retention of a timber cabin within the rear garden of 24 Fairmead Walk. The application has been submitted on a retrospective basis following an investigation by the Councils Enforcement Team.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not 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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received

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 to be acceptable in principle subject to the usual development management criteria.

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

7.3 The timber cabin subject of this application would not be visible from the streetscene of Fairmead Walk and on this basis it is not considered that the development would result in any harmful impact on the character and appearance of the area.

7.4 Notwithstanding the above, the property benefits from a relatively large rear garden and on this basis, the design and appearance of the proposal is considered to be appropriate in context with the main dwellinghouse and respects the existing built form. It is also important to note that many other properties within Fairmead Walk benefit from outbuildings within the rear garden and appears to be a common characteristic of the area.

7.5 As a result, the proposal is considered to meet the requirements of Policy CS16 of the HBLP (Core Strategy). It is not 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 timber cabin is located immediately adjacent to the rear boundary of the application site and a significant distance away from all other surrounding residential properties. On this basis, it is not considered that the development would result in any loss of light, privacy or outlook to any of the adjacent neighbouring properties.
- 7.7 It is important to note that the applicant could erect an outbuilding in this location with a maximum height of 2.5 metres by virtue of its proximity to the boundary without the need for formal planning permission. The timber cabin subject of this application has an overall height of approximately 2.9 metres and as such is only 0.4 metres above the Permitted Development height tolerance. It is considered that the existing boundary screening which comprises a timber close boarded fence (approximately 2 metres in height) to the western/northern boundary and a brick boundary wall with a trellis arrangement on top to the eastern boundary (at a height of approximately 2.5 metres) combines to ensure that the development does not result in any adverse impact on any of the adjacent residential properties.
- 7.8 Consequently, it is considered that the proposal is unlikely to appear overbearing or result in any overlooking and would have a limited and acceptable impact on the properties immediately adjacent and to the rear of the application site. It is therefore considered that the development meets the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted that no letters of objection have been received in relation to this scheme.

8 Conclusion

- 8.1 The proposed development is considered to be acceptable, meeting the requirements of Policy CS16 of Havant Borough Councils Core Strategy and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00133 subject to the following conditions:

- 1 The accommodation 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 unit of accommodation is not in a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location and block plan (17/572/01)- received 8th February 2017
Proposed floor plan and elevations (17/572/01)- received 8th February 2017

Reason: - To ensure provision of a satisfactory development.