

APP/17/00338 - Brick sample: Forterra Hampton Rural Blend, Roof Tile: Imerys Beauvoise 20 Burnt Red, Wall Cladding: Marley Eternit Cedral Weatherboard. Drawings: S-CD-009 House 5 proposed levels, H5-PC-200 Soft and hard landscaping and boundary treatment plan, H5-GA-220, H5-GA-221, H5-GA-222 Sections, UNK,

3 Proposal

- 3.1 Erection of outbuilding (games room/workshop and store) to rear with weatherboard timber cladding. To incorporate hipped roof with front single dormer (Revised application).

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS21	(Developer Requirements)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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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

(iv) Developer Contributions/CIL

(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 detached building would be along the rear curtilage boundary of the application site and would not be visible from the public realm, and subsequently have no impact on the existing streetscene. The development is of a generous size however it only requires planning permission due to its height and is considered to be comfortably accommodated within the extent of the site.
- 7.4 Timber weatherboard cladding is proposed as a material for the outside of the proposed outbuilding. A timber colour is considered to suit the palette of the locality and due to the position of the outbuilding behind No 114 it would ensure that the works do not create an obtrusive view on the streetscene. However, a condition shall be included with the decision requesting that a sample is submitted to the LPA for approval prior to development work commencing to ensure this is acceptable.
- 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 dwelling to the north of the application site is situated in a plot of a similar depth and the proposal would be approximately 1.5 metres from the northern boundary (there are a number of large outbuildings at the end of the garden of this property) which coupled with the screening in place from high level hedging and that the design includes a hipped roof away from No 116 would ensure that the proposed development results in a limited and acceptable impact only.
- 7.7 It is acknowledged that the proposed outbuilding would now be positioned along the rear curtilage boundary of No 114 which would be approximately 16m away from the rear elevation of No 114 and approximately 6m away from the front elevation of the new dwelling being constructed in the remaining amenity space. As No 114 shall be retaining an amenity space of 16m the works are considered to comply with the Borough Design Guide and can be considered acceptable. Due to the use of the first floor in the proposed outbuilding being used as a store and the distance between the development and No 114 it is considered that no significant over-looking would result from the installation of the dormer window to the front.
- 7.8 Due to the commencement of the new dwelling to the rear of the proposed outbuilding the proposed development would be screened from the dwellings to the rear along Galaxie Road.
- 7.9 Development has commenced for 4 No.4 bed dwellings to the rear amenity space of No 112 which is the neighbouring dwelling to the south of No 114. Dwelling No 2's rear amenity space will abut and share a boundary with the proposed outbuilding and it is noted that due to the height of the proposed outbuilding that there is the potential for a visual impact to be caused to the new dwelling. However space standards stipulated in the Borough Design Guide 2011 state that a distance of 10m is required in order to ensure the visual impact is reduced significantly enough to be acceptable. The total

distance between dwelling No 2 and the proposed outbuilding is approximately 11m and therefore guidance is met. It is considered that this measure alongside the proposed outbuilding being in a northerly position to the dwelling and the design showing the roof to be hipped away from the south that this combination should ensure the visual aspect of the works is reduced significantly enough for the proposed outbuilding to be considered acceptable.

7.10 It is noted that development has commenced for a 1 No.4 bedroom dwelling in the rear amenity space to No 114. The rear elevation of the proposed outbuilding does not contain any windows to ensure that no over-looking or privacy levels are impacted as a result. The new dwelling is set approximately 6m away from the proposed outbuilding and the outbuilding shall be alongside the garage and parking area of the new dwelling with a lounge window looking out to the works which is served by a secondary window facing onto the rear amenity space. It is therefore considered that on balance that the development would not lead to a significant loss of outlook or light levels to the new dwelling. The roof is proposed to be hipped away from the new dwelling and coupled with the distance between the developments and that new screening in the form of close boarded fence is likely to be installed between the developments it is considered that the impact is reduced sufficiently enough for the development to be considered acceptable.

7.11 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). It is noted no letters of objection were received with respect to the scheme.

(vi) Developer Contributions/CIL

7.12 The application is liable to pay the Community Infrastructure Levy a total of £16,082.14 and the relevant forms have been sent including a draft liability notice.

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/17/00647 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 This permission is a mutually exclusive alternative to planning permission Reference: APP/15/00681 dated 07th September 2015 and APP/16/01205 dated 16th January 2017 shall not be built in combination with that consent.
Reason: To ensure a satisfactory development in the interests of the character and appearance of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning

Policy Framework.

- 3 The building 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, business, commercial or industrial purposes whatsoever.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the side or rear elevations and/or roofslopes of the building without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012
- 5 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and a full specification of the materials to be used externally on the building has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 6 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Floor and Elevations Plan: Drawing No Planning/001 Rev D
Proposed Site and Location Plan: Drawing No Planning/002 Rev B
Reason: - To ensure provision of a satisfactory development.