
Site Address:	Park House, 8B Langstone Road, Havant, PO9 1RE		
Proposal:	Proposed outbuilding (gym) to north of existing dwelling.		
Application No:	APP/17/00918	Expiry Date:	20/10/2017
Applicant:	Mr Esposito		
Agent:	Mr Paul	Case Officer:	Harriet Pitney
	HRP Architects		
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large detached residential dwellinghouse located on the western side of Langstone Road, comprising elevations of brick construction with a tiled pitched roof. The principal elevation of the property is characterised by a large feature window positioned centrally at first floor level with a grand porch area at ground floor level. The residential property to the north (8a Langstone Road) replicates the application site in terms of its size, scale and design and were constructed as a pair.

The property benefits from an enclosed front driveway, which is block paved and controlled by electronic gates, which facilitates adequate offroad parking provision. The rear garden is primarily laid to lawn with a dedicated patio area and enclosed by a close boarded timber fence which is approximately 1.8 metres in height.

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

2 Planning History

APP/15/00924 - Reduce back lowest limb in south sector by 2m (limb situated at 4.5m from ground) 1No. Oak (T30); reduce south, west and east sectors of 1No. Oak (T31) to leave a canopy width of 4m to main stem, shape into top. Remove any dead, crossing or epicormic as necessary from above trees. Both trees subject to TPO 1060., PERM,08/10/2015

APP/15/00983 - Confirmation that obligations relating to S106 have been complied with and paid for. (99/55345/004)., UNK,

APP/15/01046 - Confirmation that all obligations and payments required under the S106 from Planning Permission 05/55345/013 in relation to Green Travel Contributions and Playing Space Contributions have been met., UNK,

APP/16/01097 - Variation of Condition 10 relating to Planning Permission APP/13/00315., UNK,10/11/2016

APP/13/00315 - Erection of 2No. 5 bed detached dwellings with garages and associated parking with new access to existing dwelling. (Revised application).(Approved 31.05.2013)
Request to Discharge Condition No. 10 (21 October 2016)., PERM,31/05/2013

3 **Proposal**

This application is for the erection of an outbuilding (to be utilised as a gym) positioned to the north of the existing dwellinghouse. The application has been submitted following Condition 13 of planning permission APP/13/00315 under which the property was built which sought to remove Permitted Development rights relating to Classes A, B, E & F of Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995.

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**

Arboriculturalist

No objection in arboricultural terms. The driveway is hard surfaced and the proposed development is sited away from the protected trees.

Harbour Office, Langstone Harbour Board, Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

Hampshire Biodiversity Information Centre:

Within 50m Protected or Notable Species Pipistrelle Bat Species roost. **Officer**

Comment: It is not considered that the proposed outbuilding would have any significant impact on protected species.

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

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
- (iv) Trees

(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 development management criteria.

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

7.3 The proposed outbuilding would be positioned to the north of the main dwellinghouse and on this basis the eastern side of the outbuilding would be partially visible from the public realm.

7.4 The outbuilding would be set back from the main highway by approximately 7.5 metres with the addition of a garden gate to the eastern elevation which essentially encloses the rear garden, screening the private amenity space to the rear from the public realm. This also significantly reduces the visual prominence of the proposed outbuilding on the visual amenity of the surrounding locality and the streetscene of Langstone Road.

7.5 It is important to acknowledge that in terms of its height, scale and position, the proposed outbuilding subject of this application would ordinarily have met the criteria for it to be considered as Permitted Development. In this instance, Permitted Development rights have been removed for this property which has led to the submission of this application. Notwithstanding the above, It is considered that the design and appearance of the proposal is deemed appropriate in context with the host dwelling and would not result in any significant impact visually on the character and appearance of the area by virtue of the set back from the main highway.

7.6 The proposal is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.7 Due to the position of the outbuilding, the only property likely to be affected by the proposal would be the adjacent neighbouring property to the North (8a Langstone Road). The northern boundary which currently separates the two properties comprises a close boarded timber fence which is approximately 1.8 metres in height which provides partial screening of the outbuilding from this property. Furthermore, there are no windows proposed within the northern elevation and the structure would be set away from the side wall of the adjacent neighbouring property by approximately 2 metres. On this basis, it is not considered that the proposed outbuilding would result in any loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (8a Langstone Road).

7.8 The residential properties to the rear would be sited approximately 10 metres away from the proposed outbuilding and as such, it is not considered that this would have any impact on the neighbouring amenity of these properties.

7.9 Whilst it is noted that Permitted Development rights have been removed and the addition of an outbuilding to the northern elevation would reduce the current amenity space provided. Taking into account the size, scale, design and position of the proposed outbuilding, it is considered that there is still sufficient amenity space with the addition of the outbuilding.

7.10 On the basis of all of the above, it is considered that the proposal would not cause any unacceptable harm to the amenity of the adjacent neighbours and therefore accords with Policy CS16 of the HBLP (Core Strategy).

(iv) Trees

7.11 An arboricultural method statement has been submitted as part of this application as the property benefits from trees on the site which are covered by a Tree Protection Order. The Council's Arboricultural Officer has been consulted on this basis and has confirmed that they have no objection to the proposed outbuilding as it would be sited a sufficient distance away from the protected trees.

8 Conclusion

8.1 The scale, siting and design of the proposal would have a 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/17/00918 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 outbuilding 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 outbuilding is not in a satisfactory position and has insufficient amenity space 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.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location/Block plan and Proposed Plan/Elevations (Drawing No: 8705 01)- received 22nd August 2017

Arboricultural Method Statement- received 25th August 2017

Reason: - To ensure provision of a satisfactory development.