
Site Address:	85 Geoffrey Avenue, Waterlooville, PO7 5BH		
Proposal:	Retention of outbuilding in rear garden.		
Application No:	APP/17/00053	Expiry Date:	27/03/2017
Applicant:	Mr Ferati		
Agent:	Mr Tutton	Case Officer:	Harriet Pitney
	Robert Tutton Town Planning		
	Consultants Ltd		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is a semi-detached bungalow located on the western side of Geoffrey Avenue with elevations comprising cream render and a concrete tiled pitched roof. The site is relatively level with open vehicular access to the front driveway which provides adequate offroad parking provision for a minimum of 2 vehicles and access to the single storey attached garage.

The area is residential in nature with medium density of dwellings to the north, east and south of the site, all of a similar age albeit slightly varied in terms of their style and design. The rear of the application site abuts a large area of green open space with a public footpath immediately adjacent to the rear boundary.

2 Planning History

APP/11/01781 - Retention of attached single garage., PERM,24/01/2012

APP/14/00745 - Side extension and roof alterations to front, side and rear to allow extended first floor living accommodation, incorporating rear balcony., REF,19/09/2014 12:44:00

APP/15/00166 - Prior notification for single storey development extending 3 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 3 metres and a eaves height of 3 metres., UNK

APP/15/00182 - Side/rear extension and roof alterations incorporating rear dormer; rear patio., PERM,09/04/2015

3 Proposal

This application has been submitted retrospectively following an investigation by the Councils Enforcement Team and seeks to retain the outbuilding sited within the rear garden of 85 Geoffrey Avenue.

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: 3

Comment	Officer Comment
Concerns regarding the use of the building- likely to be used as accommodation for the applicants workforce. Impact on privacy and outlook as the building looks directly into our property- There is a spotlight above the entrance which shines directly into our property. Restriction of the view over Widley Farm, Southwick Estate and Wayfarers Walk.	Please see section 7 of the officer report
The entrance/exit to the building, and its windows, look directly to the rear of my property. If this building is going to be used as a out building for someone to live in, then I strongly object. Our privacy will be compromised if this building is to be used for accommodation. One of the main reasons for moving to this property, was the fact that it is in no way over looked. Mrs Hopes does not like the fact that this building affects the view from our property.	Please see section 7 of the officer report

Uninterrupted views across fields and Purbrook Heath. This has now been spoiled by the erection of a large building at number 85 Geoffrey Avenue. The pitched roof building is situated approximately 12 metres from the rear facia of my house which means that this is fully visible from my sitting room, kitchen and two bedrooms. Concerns over the use of the building for accommodation purposes. Intrusion of dual security lights running between the building and the owner's bungalow. Outbuilding is not, in any shape or form, in keeping with a residential property in this area.	Please see section 7 of the officer report
---	---

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 outbuilding subject of this application would not be visible from the existing streetscene due to its position within the rear of the property. On this basis, it is not considered that the proposal would result in any impact which would be detrimental to the streetscene of Geoffrey Avenue.

7.4 Notwithstanding the above, it is acknowledged that the rear gardens of the properties within Geoffrey Avenue abut an area of open space (known as Wayfarers Walk) and the outbuilding would be partially visible when viewed from this aspect. It is noted that the properties within Geoffrey Avenue are locally characterised by outbuildings in a wide variety of formats, styles and finishes and on this basis, it is not considered that the addition of this further outbuilding would result in any detrimental impact on the character and appearance of the area.

7.5 On this basis, the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 The outbuilding is located immediately adjacent to the rear boundary of No. 85 Geoffrey Avenue, with a separation distance of approximately 14 metres from the principal elevation of the outbuilding to the rear wall of No. 87 Geoffrey Avenue and No. 83 Geoffrey Avenue. Whilst it is acknowledged that the outbuilding is relatively large in terms of its height and may appear marginally overbearing due to the open nature of the rear, It is considered that the separation distance from both adjacent neighbouring properties and its position within the curtilage of the property combine to ensure that the proposed development would not result in any loss of light or privacy to both No 87 & No. 83 Geoffrey Avenue to such an extent which would warrant a refusal of planning permission.
- 7.7 It is important to note, that this application could not be considered under the Permitted Development criteria by virtue of the height and proximity to the boundary. However, it is acknowledged that the applicant could erect an outbuilding in this location at a height of 2.5 metres without the need for planning permission. The outbuilding subject of this application would be 1.4 metres above the permitted development height tolerance. As stated in section 7.4 of this report, the properties within Geoffrey Avenue appear to be locally characterised by outbuildings in a wide variety of forms, styles and finishes and on this basis, the additional height increase in this instance would not warrant a refusal of planning permission by virtue of the precedents which have been set within the immediate vicinity- specific reference is made in this case to No. 71 Geoffrey Avenue.
- 7.8 It is noted that a number of objections have been raised in relation to the scheme with one of the main concerns being the intended use of the outbuilding. On this basis, additional information was requested from the agent who has confirmed that the outbuilding is to be used as a Gym associated with the main dwellinghouse. To ensure that the outbuilding does not result in a separate unit of accommodation, a condition has been imposed within the planning decision notice to ensure that the outbuilding remains incidental to the use/occupation and enjoyment of the main dwelling and shall at no times be used as a separate unit of accommodation.
- 7.9 It is also acknowledged that the dual security light installed immediately above the entrance to the outbuilding is raising concern. Whilst this would not ordinarily form a material planning consideration and would not necessarily require the benefit of formal planning permission, these concerns were relayed back to the agent who has now confirmed that the security light has been angled to prevent any further intrusion of light to both No. 83 & 85 Geoffrey Avenue.
- 7.10 Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site and would therefore appear to meet the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The proposed development is considered to be acceptable and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/17/00053 subject to the following conditions:

- 1 The structure 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 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.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location and block plan (16.2536.P103)- received 30th January 2017
Proposed plans and elevations (16.2536.P104)- received 12th January 2017
Design and access statement- received 3rd February 2017
Reason: - To ensure provision of a satisfactory development.