
Site Address: 24A New Road, Havant, PO9 1DE
Proposal: Erection of garden shed and single storey workshop/garage to the rear garden.
Application No: APP/17/00381 Expiry Date: 30/06/2017
Applicant: Mr & Miss Kentell and Vacher
Agent: Case Officer: Karen Wooden
Ward: Bedhampton
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 24A New Road is a two storey end of terrace dwelling of brick construction, situated to the south of New Road. The building line of the properties is irregular and the property to the west is set 4m further north than the application address.
- 1.2 The property was constructed subject to Planning Permission 09/63196/000, to the western elevation of 24 New Road. The plot is relatively narrow to the front (north), at approximately 2m, but the width increases to 12m at the rear of the plot.

2 Planning History

- 2.1 09/63196/004 - Erection of 1No. one bed house with single storey rear extension to No. 24 with associated parking for existing and proposed dwellings.

3 Proposal

Erection of garden shed and single storey workshop/garage to the rear garden.

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

Arboriculturalist - We have undertaken a site visit and feel that the project is achievable without negative impact on any trees. Therefore we have no objections to this scheme in Arboricultural terms.

Environment Agency - We can confirm that we have no objection in principle to the proposed development as submitted. Please note the development may require an Environmental Permit or an exemption from an Environmental Permit from the Environment Agency. any works located in, over, under or within 8m of a main river or

16m of a tidal defence, is likely to require a Flood Risk Activity Permit from the Environment Agency. Further guidance is available at www.gov.uk/guidance/flood-risk-activities-environmental-permits

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

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) Impact on trees
- (v) Impact on a flood zone

(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 application site is set approximately 15m back from the public domain. The proposed workshop is to be located towards the rear of the main dwellinghouse, and therefore will have a minimal impact on the streetscene.

The proposed shed is to be located in the rear garden and will not be visible from the streetscene.

7.4 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

7.4 The front elevation of the application site is set approximately 1m behind the rear elevation of the neighbouring property to the west (22 New Road). Therefore the proposed workshop will not result in a loss of light to the occupiers of this property. The submitted plans show no windows will be inserted in the western elevation and therefore

will not overlook No. 22 New Road.

- 7.5 The proposed shed will be located at the south eastern corner of the site and therefore will have no impact on the occupiers of the property to the east (24 New Road). There are no properties located to the rear of the application site.
- 7.6 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.

(iv) Impact on trees

- 7.7 The council's Arboriculturalist has visited the site and advised that the proposal will not have a negative impact on surrounding trees

(v) Impact on a Flood Zone

- 7.8 The application site is located within Flood Zone 2 as shown on the Environment Agency's flood maps for rivers and seas and therefore the property has a risk of flooding.

The Environment Agency has advised that, as the siting of the proposed works are within 8m of a main river, the applicant may be required to obtain an Environmental Permit or exemption.

From a planning perspective, the proposed workshop and shed are not considered to create any further risk from possible flooding.

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/17/00381 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:

Site Location Plan - 100047474
Flood Risk Assessment - received 29.04.17

Photographs - received 10.04.17
Shed Floor Plan - received 05.05.17
Garage Floor Plan - received 05.05.17
Shed Elevations - received 02.05.17
Garage Elevations - received 02.05.17
Garage Roof Plan - received 02.05.17
Tree Plan - received 10.04.17
Block Plans - received 02.05.17

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.

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.