
Site Address:	38 Fir Copse Road, Waterlooville, PO7 5HZ		
Proposal:	Proposed extension of garden games room.		
Application No:	APP/16/01212	Expiry Date:	16/01/2017
Applicant:	Mr P Jackson		
Agent:	Mr D P Manns	Case Officer:	Harriet Pitney
	D M Designs		
Ward:	Purbrook		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

38 Fir Copse Road is a semi-detached bungalow located on the east side of Fir Copse Road comprising rendered elevations and a concrete tiled pitched roof. The property benefits from a long narrow rear garden with an existing outbuilding at the bottom of the garden. The rear of the property is well screened by trees and vegetation, to the rear of this boundary is an area of green open space. Many of the properties surrounding the application site benefit from outbuildings to the rear of the garden, the adjacent neighbour (No. 36) in particular has a similar outbuilding to the rear of the garden.

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

2 Planning History

02/62208/002 - Alterations to include change from hip roof to gable end with barn hip, dormers to front and rear., REF,30/05/2002

00/62208/001 - Loft conversion including dormer windows front & rear and extension to roof to form barn hip, PERM,05/07/2000

96/62208/000 - Single storey rear extension, PERM,10/02/1997

05/62208/003 - Erection of a detached single storey garden room in the rear garden., PERM,02/03/2005

3 Proposal

This application is for an extension to the existing garden games room located within the rear garden. The proposed extension would incorporate an additional 2.9 metres in depth. The width of the proposed extension would remain consistent with the existing outbuilding and the roof will be altered from a "lean to" style to a flat roof.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency

The Environment Agency has no objection in principle to the proposed development as submitted 28 November 2016:

Advice to Local Planning Authority (LPA)/Applicant

If possible, we would encourage the applicant to incorporate flood resistance and resilience measures into the proposed development
(To be added as an informative)

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The 'games' room will be 30M2, comprise a separate WC and shower room, with a kitchen. It seems that once built, it would require minor alteration to become a self-contained 'Annex'. How will the Council ensure that the stated use of this structure (as detailed in the application) is maintained?	A condition has been recommended which seeks to ensure that the outbuilding is 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.

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 public realm. On this basis, it is not considered that the proposed extension to this outbuilding would result in any adverse impact on the character and appearance of Fir Copse Road.

Notwithstanding the above, the design and appearance of the proposal is deemed to be appropriate in context to the main building and respects the existing built form. The proposal 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 It is not considered that the proposed extension to the existing games room would result in a harmful impact on the surrounding or adjacent neighbouring properties. The outbuilding is set approximately 26 metres away from the main dwellinghouse and the main bulk of the structure already exists on site. It is not considered that the increase in depth and marginal increase in height to alter the structure from a "lean to" style roof to a flat roof would be detrimental to the outlook of neighbouring properties or result in any loss of light, privacy, outlook or appear overbearing.

Consequently, it is considered that the proposal would have a limited and acceptable impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

A written representation was received as part of the statutory consultation process, however this was neither in support or objecting to the scheme. The representation queried the use of the outbuilding and as such the relevant condition has been imposed requiring the outbuilding to be occupied solely for purposes incidental to the main dwellinghouse and shall not be used as any separate unit of accommodation.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application

APP/16/01212 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 external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 3 The extended garden room 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: To accord with the terms of the application submitted, and as the extended garden room is not 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.

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

Red line plan- received 21st November 2016

Block plan- received 21st November 2016

Existing and proposed elevations plan (Drawing No: JACKSON 01A)- received 21st November 2016

Existing and proposed floor plan (Drawing No: JACKSON 01A)- received 21st November 2016

Proposed section (Drawing No: JACKSON 01A)- received 21st November 2016

Reason: - To ensure provision of a satisfactory development.