
Site Address:	114 London Road, Cowplain, Waterloooville, PO8 8HB		
Proposal:	Erection of outbuilding (games room/workshop) to rear.		
Application No:	APP/16/01205	Expiry Date:	16/01/2017
Applicant:	Mr Wells		
Agent:	Mr White	Case Officer:	Emma Chisnall
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and detached garage situated on a generous plot, on the eastern side of the main thoroughfare of London Road. It has a red/brown pitched tiled roof with elevations of red multibrick and rough cream render. The site is level with a shingled area of parking to the front and a rear garden which has a depth in excess of 55 metres. The garden is mainly laid to lawn with two large sheds and boundary treatment to the bottom half of a 1.8 metre high hedge and fence to the northern boundary, a 1.8 metre high fence to the eastern boundary and a 1.6 metre high fence to the southern boundary.
- 1.2 There is a two storey detached chalet bungalow to the north, a two storey detached property to the south and the rear gardens of properties in Galaxie Road are to the east (rear). The surrounding area is of medium density, with a mixture of detached, semi detached and terraced houses and bungalows, of individual and similar age, style and design.

2 Planning History

06/71801/000 - To erect a brick and PVCU conservatory to the rear of the house., PERM,04/12/2006
09/71801/001 - Construction of 2No. detached chalet style houses on land to the rear of No. 114 London Road, Cowplain., WD,22/05/2009
GEN/15/00419 - Pre planning advice., ,30/04/2015 12:10:12
APP/15/00498 - Prior notification for single storey development extending 5.1 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 3.8 metres and a maximum height of 3.8 metres.
, WD,05/06/2015
APP/15/00671 - Partial demolition and replacement and alteration to roof design of rear conservatory., PERM,26/08/2015
APP/15/00681 - Erection of outbuilding for games room/workshop. , PERM,07/09/2015
APP/16/01174 - Construction of 1 No. four bedroom dwelling., DEL,

3 Proposal

Erection of outbuilding (games room/workshop) to rear. A development for an outbuilding was permitted in 2015 to be in a position at the bottom of the rear amenity space. The applicant now wishes to bring the outbuilding forward and closer to the main dwelling although it will remain behind a hedge boundary which separates the amenity space in half. The developments design and size remains the same as

previously permitted in 2015.

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)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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: 1

Comment	Officer Comment
Whilst we would much prefer our old view of trees and birds than buildings and privacy disrupting windows from our garden - we would also have preferred the old fashioned courtesy of a knock at the door and prior warnings from our neighbors of these plans. However, we will not make any objections.	No objections made in regards to the scheme.

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 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 situated at the top half of the long rear garden 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 although only requires planning permission due to its height, but it is considered that it can be comfortably accommodated within the extent of the site.

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

7.5 The properties to the north and south of the application site are situated on plots of a similar depth and the proposal would be approximately 2 metres from the southern boundary, 2.5 metres from the northern boundary (there are a number of large outbuildings at the end of the garden of this property) and in excess of 25 metres from the rear of the dwellinghouses.

7.6 It is acknowledged that the new proposed site of the development would be in excess of 25 metres from the rear boundary which is a significant increase in distance then the previously approved application and meets with guidance stipulated in the Borough Design Guide. The development is therefore considered to be an acceptable distance away from the dwellings adjacent to the development and to the rear to ensure that amenity levels are protected between the neighbouring dwellings. Whilst it is noted that there would be a bearing on the dwellings to the north and south of No 114, the impact is considered to be limited and with the development being set off the boundary by a minimum of 2m, acceptable.

7.7 An extant planning permission has been granted 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 12m 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.

- 7.8 It is noted that planning permission has been applied for to build 1 No.4 bedroom dwelling in the rear amenity space to No 114 however this will be assessed under its own merit as it is yet to be determined.
- 7.9 A condition restricting the provision of any additional windows, doors or rooflights to the side and rear elevations and roof slopes of the building is recommended to alleviate any future possibility of overlooking and loss of privacy. No objections were received with respect to the scheme and it is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).
- 7.10 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.

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/16/01205 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 main house 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 This permission is a mutually exclusive alternative to planning permission Reference: APP/15/00681 dated 07th September 2015 and 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

- 4 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.

- 5 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

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

Site and Location Plan Drawing Number: Planning/002

Proposed Floor and Elevations Plan Drawing Number: Planning/001

Reason: - To ensure provision of a satisfactory development.