

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager, Community Group

Whilst I have no objection to this application in principle, because of the lack of information related to the actual usage of the BBQ hut e.g what form of, if any, BBQ is to be used e.g gas, charcoal, wood or other, and the potential regularity of usage, I would ask that the following informatives be added if consent is to be granted:

Informative regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Light Pollution:

You are hereby requested to ensure that any external lighting to be used in conjunction with the proposed BBQ hut, does not impact directly on any neighbouring properties.

This is in order to protect the occupants of nearby residential properties from light disturbance / pollution.

Informative regarding smoke pollution:

You are hereby advised that whilst no smoke free zones currently exist within the Havant borough, this does not relieve operators of wood burning or multi-fuel stoves / appliances, charcoal or wood burning barbeques, or bonfires, from ensuring that they do not cause nuisance to other residents within their neighbourhood. If you require further clarity as to what your position would be in relation to existing legislation such as the Environmental Protection Act 1990 or the Clean Air Act 1993, it is recommended you contact the Environmental Health Pollution team, at Havant Borough Council.

This is in order to protect the occupants of nearby residential properties from smoke pollution, and also yourself from potentially breaching current legislation.

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: 0

Number of site notices: 1

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The barbeque hut would not be visible from the public realm and consequently have no impact on the street scene. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The application site and neighbouring properties are currently under construction and there are no existing boundary treatments. However, the proposal is a modest addition to the property and due to its location in relation to the neighbouring properties, it is considered the development 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 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 Subject to conditions as imposed on the original planning consent, this variation to condition 10 relating to the approved plans for plot no. 161 is considered to be acceptable and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00141 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 proposed building shall be constructed of wood, painted in a light pastel colour with a metal matt black chimney and roof covering of felt shingles.

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

Location plan

Front elevation plan

Side elevation plan

Roof elevation plan

Email dated 16 March providing details of structure materials

Email dated 23 March providing details of roof materials

Reason: - To ensure provision of a satisfactory development.