
Site Address:	33 Church Road, Hayling Island, PO11 0NN		
Proposal:	Detached outbuilding in rear garden incorporating double gates to southern boundary. (Retrospective Application).		
Application No:	APP/16/00832	Expiry Date:	29/12/2016
Applicant:	Mr and Mrs K Wilson		
Agent:	Mr S Male	Case Officer:	Harriet Pitney
Ward:	Hayling West		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is a detached two storey dwelling located on the western side of Church Road on the corner of Katrina Gardens. The property comprises elevations of brick construction, with white render to first floor level, and a concrete tiled pitched roof.

The property benefits from a relatively large plot with a large front garden area and open vehicular access to the front driveway which facilitates offroad parking provision for the property. The property also benefits from an existing detached garage to the front.

The rear garden is relatively large and is primarily laid to lawn. The detached outbuilding subject of this application is located to the south/west corner of the rear garden. The existing boundary treatment to the rear garden currently comprises a substantial hedge which is approximately 2.5 metres in height to the south and west boundaries (also incorporating a number of trees to screen the property from the public realm), and a timber close boarded fence to the north and part of some of the western boundary which is approximately 2 metres in height.

The area is residential in nature with a medium density of two storey dwellings adjacent to the site and to all boundaries. The properties within Katrina Gardens are all of a similar size, style and design, however, the properties within Church road slightly vary in terms of the size, scale and design of development.

2 Planning History

00/51593/003 - Crown reduce and reshape by 25% and crown raise 2 Oak trees (T1 & T2) within the rear garden of 33 Church Road, subject to TPO 906., PERM,09/03/2000

99/51593/002 - Detached garage to south of dwelling, PERM,17/05/1999

93/51593/001 - Thin by 20% and raise to 4 metres the crowns of two Oak trees and also trim tree T1 to clear roof by 2 metres: both trees covered by TPO 906., PERM,10/06/1993

04/51593/004 - Application to crown reduce by 20%, prune 2 metres clear of structure 2 x Oaks subject to TPO 0906., PERM,11/01/2005

06/51593/005 - Erection of bungalow with room in roof., WD,18/12/2006

93/51593/001 - , UNK,10/06/1993

APP/13/00105 - T1 (Oak) - Reduce eastern sector to give 2m clearance from dwelling. Remove 2 lowest branches to western sector (x2) and crown raise to 5m. T2 (Oak) - Reduce canopy by 2m and 5m crown raise., PERM,06/03/2013

APP/16/01048 - Tree works - 2No. Oaks, WD,20/10/2016

3 Proposal

This application is for the retention of a detached timber outbuilding to the rear of the property and timber double gates to the southern boundary. This application was submitted following an investigation by the Councils Enforcement Officer.

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

Arboriculturalist

In respect of the above application I have the following comments:

No tree removal is required to facilitate this project.

The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in this MS & TPP report is strictly adhered to (inclusive of the pre commencement meeting) the trees will survive the development unscathed and to continue to grow on safely and healthily in the future.

I raise no objection.

Development Engineer - Highways

The Highway Authority has no adverse comment to the principle of this development.

However the creation of a new access onto Katrina Gardens will need to be built to the approval of the Highway authority.

FAO Estates Manager, Corporate Group

With regard to APP/16/00832 I would advise that the Estates Team has no comment in respect of the application.

Southern Water

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

It is requested that should this application receive planning approval, the following informative is attached to the consent:

" A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire, SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk"

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a. Adequate soakaway or infiltration system
- b. Water course
- c. Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

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: 17

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: No representations received.

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 detached outbuilding is situated to the south/west corner of the rear garden of the application site and would be predominantly screened from the public realm by the existing boundary treatment which comprises a substantial hedgerow (incorporating some trees) immediately adjacent to the outbuilding. The need for planning permission was triggered due to the height of the outbuilding being 1.5 metres over the 2.5 metres height limit for outbuildings constructed within 2 metres on any property boundary. The design and appearance of the outbuilding is deemed to be appropriate in context to the main building, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is judged to be acceptable.

The need for planning permission for the timber double gates located to the southern boundary was similarly triggered due to the height of the gates being 0.8 metres over the 1 metre height limit for any fence, gate, wall or means of enclosure located immediately adjacent to a highway. The creation of the access itself would not have required the benefit of formal planning permission as Katrina Gardens is not a classified road, the applicant has therefore been advised that should they wish to pursue this as additional vehicular access an application would need to be made separately to Hampshire Highways. Notwithstanding the above, the design and appearance of the double gates is deemed to be appropriate and it is considered that the development has not resulted in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Due to the height of the outbuilding, it is acknowledged that the proposal could be considered to be fairly prominent to the properties to the rear of the application site.

However, the existing boundary treatment would provide partial screening, furthermore there are no windows in the rear elevation and the pitched design of the roof minimises the mass. It is noted that the height of the proposal has triggered the need for planning permission.

No objections were received with respect to the scheme, although as previously stated, the application was submitted following an investigation by the Councils Enforcement Officer. It is therefore considered that the outbuilding 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).

It is not considered that the erection of the double gates to the southern boundary would have any impact upon neighbour amenity.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and it is therefore recommended that retrospective permission is granted.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/16/00832 subject to the following conditions:

- 1 The accommodation 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 has insufficient amenity space to be 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 plan (Drwg. no 16/25/1)- received 9th August 2016

Amended block & site plan (Drwg. no 16/25/1A)- received 30th November 2016

Amended proposed elevations (Drwg. no 16/25/1A)- received 30th November 2016

5 photographs submitted (outbuilding elevations)- received 9th August 2016

Arboricultural report- received 3rd November 2016

Reason: - To ensure provision of a satisfactory development.