
Site Address:	32 Aintree Drive, Waterloooville, PO7 8NG		
Proposal:	Retention of a pitched roof, pergola cover, for garden area with single hip end.		
Application No:	APP/21/01115	Expiry Date:	25/11/2021
Applicant:	Mr Collen		
Agent:	Mr Abate	Case Officer:	Selina Donophy
	Drawing Technical		
Ward:	Cowplain		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

This application site is a two storey end of terrace dwellinghouse located on the north side of Aintree Drive, Waterloooville. This property has a hipped roof and is of brick construction, it benefits from a two storey side extension which was granted planning permission in 2007.

2 Planning History

07/66555/000 - Two storey side extension and rear conservatory., PERM,10/01/2008

3 Proposal

Retention of a pitched roof, pergola cover, for garden area with single hip end.

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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan
E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor A Briggs - Cowplain

No comment

Councillor D Keast - Cowplain

No comment

Councillor Narinder Bains - Cowplain

No comment

Arboricultural Officer

No objection. No trees have been affected.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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
- (iv) Trees

(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 This proposal is a retrospective proposal for a pergola located in the rear garden of the property. The pergola would have dimensions of approximately 3.75 metres depth by 3.5 metres width and a ridge height of approximately 3.6 metres. The roof closest to the adjacent northern boundary would have a hipped roof with the other roof slope forming a gable end. The pergola has timber posts with a tiled roof and would be used to house a hot tub. The pergola is judged to be acceptable in both scale and appearance and could easily be accommodated within the rear garden without resulting in overdevelopment of the site. The pergola would be sited in the rear garden and would be a visible feature of 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

- 7.5 To the north of the site are the rear gardens of nos 13 and 14 Goodwood Close . The pergola would be sited adjacent to the end of the rear garden of no 14 where there is an outbuilding sited towards the rear of the garden at no 14. The pergola would not result in any harm to the amenity of nos 13 and 14 as it would be located away from these properties . To the east of the site is no 4 Haydock Mews - no harmful impact upon the amenity of no 4 is anticipated.
- 7.6 Consequently, it is considered that the proposal will not 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) Trees

- 7.7 There are two TPO trees within close proximity of the site. Havant's Arboricultural Officer has been consulted on this proposal and has no concerns in relation to impact upon these trees.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/01115 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:

2 Proposed plan and elevations uploaded on the 19.10.2021

Reason: To ensure provision of a satisfactory development.