

Martin Nicholson
5 Priory Gardens
Waterlooville
Hampshire
PO7 7RS

Havant Borough Council
Planning Department
Public Service Plaza,
Civic Centre Rd,
Havant
PO9 2AX

Reference: 21/00300//CMP

Re. Retrospective Planning Application for the retention of a replacement single storey timber lean-to shed at 5 Priory Gardens, Waterlooville, Hampshire, PO7 7RS.

Dear Sir/Madam

This letter forms a retrospective planning application for the retention of a replacement single storey timber lean-to shed, adjacent to the southern elevation of the existing residential property at 5 Priory Gardens, Waterlooville, Hampshire, PO7 7RS (the site).

The site is located in Waterlooville, approximately 0.7km north of the town centre. The surrounding land use is suburban, comprising residential dwellings to the north, east and south. The surrounding properties are of similar character and style to the site. The main residential dwelling on the site is a 2-storey detached, brick-built property, with a generous rear garden extending to the east. Access to the site is made via Priory Gardens (road) to the west.

The closest property to the site is 7 Priory Gardens. The northern elevation of 7 Priory Gardens at its closest point is located approximately 2.2m south of the southern façade of 5 Priory Gardens.

The subject of this application is a replacement timber lean-to shed that has been erected adjacent to the southern façade of the main dwelling at the site for the use of storing gardening equipment. It measures 1.1m in width, 5m in length and 2.2m in height at its highest point. The location of the shed can be seen on the accompanying Block Plan.

The shed which it replaced had been in use for approximately 15 years and therefore was in poor condition and in need of renewing, with a higher quality structure. The replacement shed is located largely within the footprint of the existing timber shed which measured 1.1m in width, 3m in length and 2.2m in height (at its highest point). It is only therefore the length of the shed that has been altered.

The replacement timber lean-to shed complies with key policy CS16 (High Quality Design) of the Havant Borough Local Plan (Core Strategy) which requires developments to be designed to a high standard, with developments needing to respond to, draw inspiration from and respect local context.

Criterion 1c) of Policy CS16 requires developments to *"use the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors."*

The replacement lean-to timber shed has adopted the same shape, width and height as the shed it replaced and therefore its design has been informed by the locality. The height of the shed sits below the eaves of the single storey rear projection of the main residential dwelling and does not extend beyond the rear wall. The gross internal area of 5sqm is not above the size of what can be expected of a useable shed space. There is a single door allowing entry.

The replacement shed has been constructed using a much higher quality timber than the materials used for the shed it has replaced. Timber is a common material in the construction of a garden shed and neighbouring properties have similar timber structures within their curtilage. The replacement shed has therefore been informed by the characteristics of the locality in its design and the replacement shed therefore complies with criterion 1c) of Policy CS16.

The replacement shed also complies with criterion 1e) of Policy CS16 which states *development should not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.*

7 Priory Gardens, located to the south of the site is the closest property to the replacement lean-to shed. From the shared fence line between the two properties, the residential dwelling at the site is located circa 1.15m to the north (the replacement shed is located between the fence and the main dwelling). The shed extends beyond the height of the shared fence by approximately 0.45m, however remains below the eaves height of the single storey rear projection of the main dwelling by 0.5m. Therefore, there are no concerns with the shed blocking any daylight from the neighbouring property. There are no windows in the shed that overlook neighbouring properties causing concerns for privacy and no noise or odour polluting activities will be undertaken within the shed as it is used solely for the use of storing garden equipment.

Although the Havant Borough Council website states the emerging Local Plan carries little weight in determining applications at this point in time, the replacement lean-to timber shed complies with policy E1 (High Quality Design) of this plan based on the points raised above. It is designed to a high standard, responding to and drawing inspiration from its local context and characteristics and uses good high-quality materials of an appropriate scale, profile, finish, colour and durability.

Based on the information supplied above, I hope this letter sets out the policy compliant nature of the development at the site and I therefore kindly request that planning permission is granted for the retention of a replacement lean-to timber shed at 5 Priory Gardens.

If you have any queries, please do not hesitate to get in contact.

Kind regards

Mr Martin Nicholson