

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor Diana Patrick

No Comment.

Councillor Elizabeth (formerly Dianne) Lloyd

Originally red carded the application due to noise complaints. Red card was removed on 05/01/2023.

Councillor S Milne

No Comment.

Environmental Health Manager, Community Group

Noise investigation not proceeded with.

Property Services Manager

No Comment.

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4 (2 objections, 1 neutral and 1 support)

Comment	Officer Comment
Parking encroaching neighbouring properties	A Parking Plan was submitted showing no encroachment. Sufficient car parking can be provided in accordance with the Havant Borough Parking Standards SPD
Between No.3 and No.4 access gate added. Object to this.	Please see Section 7.
Outbuilding visible from the close	Please see Section 7.
The boundary fence between No.2 and No.3 has been replaced by a taller fence, causing loss of light	Please see Section 7.
Increase volume of traffic	As the proposal is for an incidental use it is not considered to give rise to pressure on the road.
Add pressure on the road	This is a private matter between the parties involved

Uses the property and outbuilding as a commercial engineering business, causing noise concerns Impact on house prices Shows Deverell Hall as a Nursery. It is actually a Community Hall Drainage issues from driveway alterations	From an unannounced visit there was no evidence the outbuilding was used for industrial purposes. Noise concerns are dealt with under Environmental Health Legislation This is not a material planning consideration Noted Details were provided by the applicant and would be a matter for Building Control.
Outbuilding would be Permitted Development No objection for its use as a home office Landscaping to allow more parking reduces parking congestion No concerns with revised fencing Not heard excessive noise during my occasional and rare visits	Permitted Development rights were removed on the property, hence the application Noted

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) Parking

(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.

7.3 The outbuilding needs planning permission because permitted development rights were removed on site, as stated within Condition 32 on reference APP/10/00983.

- 7.4 Due to concerns raised by neighbours regarding the use of the outbuilding being used for business purposes, additional information was requested. The Applicant stated the outbuilding is used as a home office, incidental to the main dwellinghouse. The Officer undertook an unannounced visit to the property and outbuilding, and saw no indication the outbuilding was being used for industrial purposes. When looking in the outbuilding there was a desk with computer equipment and some storage boxes, which indicated a home office. Based on the information provided to the Local Planning Authority it is considered on the balance of probability the outbuilding is being used as a home office incidental to the main dwellinghouse, which is what is being applied for. If this appears not to be the case in the future this would be liable to enforcement action. It is also worth noting Environmental Health have legislation to control noise and fumes that may arise from the premises, if this occurred.

(ii) Appropriateness of design and impact on the character of the area

- 7.5 The landscaping has treated timber decking gravel permeable block paving, the gates are wooden, the fencing is treated timber with trellises and the decking is wooden. The outbuilding has vertical treated timber cladding with a felt finish flat roof. These materials are considered to be inkeeping with the context of the main dwellinghouse and character of the area.
- 7.6 The landscaping works to the front of the property and the gates are visible from the street scene. These alterations are not considered to have an adverse impact on the character of the area. The outbuilding and raised decking are not readily visible from the street scene and as a result is not considered to have an adverse impact on the character of the area.
- 7.7 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

- 7.8 On the north side facing No.2 Cottonwood Close the renewed fencing with a trellis along the shared boundary has a height of 2.4 metres. This is not considered to have an adversely negative impact upon the neighbouring property due to its modest increase in height. There are doors within the outbuilding facing the shared boundary with No.2. Due to the existing screening of the renewed fencing, it is not considered to cause harmful overlooking. Due to the modest size and height of the outbuilding, it is not considered to appear overbearing or result in the harmful loss of light to No.2 Cottonwood Close.
- 7.9 On the west side there is a gate for access to the rear garden. This is not considered to have an adverse impact upon the occupiers of No.4 Cottonwood Close.
- 7.10 On the south side there are doors within the outbuilding. This is not considered to cause harmful overlooking to any surrounding properties.
- 7.11 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).

(iv) Parking

- 7.12 The works have increased the number of car parking spaces from 1 to 3 on site. The Parking Plan provided shows all the spaces can be provided within the site's boundary.

8 Conclusion

- 8.1 The scale, siting and design of the works has a limited and acceptable impact on the character of the area and 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/22/00903

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

Site Location and Block Plan - CBI 1001
Site Plans - CBI 1002 - REV 01
Proposed Plans Elevations - CBI 2000

Reason: - To ensure provision of a satisfactory development.

- 2 The outbuilding hereby permitted shall be used for purposes incidental to the enjoyment of the dwellinghouse and for no other purposes.

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.