
Site Address:	21 Berkeley Square, Havant, PO9 2RT		
Proposal:	Restrospective application for timber frame shed.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00795	Expiry Date:	23/11/2022
Applicant:	Mr L Tigwell		
Agent:		Case Officer:	Selina Donophy
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a detached bungalow located on the north side of Berkeley Square, Havant. This property has a hipped roof with a top gablet which projects forward with the front bay windows. Towards the front is a lawn and driveway leading to the garage located to the side of the property. The dwelling would have originally matched with no 27 , although no 27 has undergone development. The area is residential in character.

2 Planning History

APP/22/00319 - Single storey front and rear extensions, new roof with rear and front dormers. Glass full height entrance, new bay windows, new roof over garage, brick finish with black window frames and doors, grey cladding., PERM,29/07/2022

3 Proposal

Restrospective application for timber frame shed.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No comment received

Councillor Phil Munday - St Faiths

No comment received

Councillor T Pike - St Faith's

No comment received

Developer Services, Southern Water

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

To make an application visit Southern Water's Get Connected service:

developerservices.southernwater.co.uk and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part H3 of the Building Regulations. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

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: 8

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

(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 part retrospective application comprising a summer house/ timber frame shed located at the end of the rear garden of the location site. As shown in the photographs submitted with the application the shed has been part erected before this application was made. The shed would have dimensions of approximately 4.6 metres depth, 2.8 metres height and 7 metres width . The shed would have a gym inside along with a storage area. To the front, facing back towards the house would be a door and window.

7.4 The proposed shed would be close to what is allowed under permitted development , with the height exceeding the 2.5 metre allowance by approximately 0.3 metres and therefore requiring planning permission. The 7 metre width would be fairly generous however not out of the norm for garden outbuildings and this could easily be accommodated within the plot size. The outbuilding would not be highly visible from the public realm and is considered to be acceptable in both design and scale.

- 7.5 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

- 7.6 Directly to the rear of the site is no 3 Berkeley Square - the outbuilding would be sited close to the shared rear boundary and would rise above the fence line by approximately 1 metre . Whilst the height would be a visible feature from the rear garden of no 3, it would be set well away from the main property . There is also some foliage providing screening also noting that a structure with a 2.5 metre height could be constructed without planning permission. The impact on no 3 is therefore considered to be acceptable.
- 7.7 To the side (west) of the site is no 13 - this property already has outbuildings at the end of the garden which would screen any potential impact on the rear garden.
- 7.8 To the east side of the site is the rear garden of no 23 next door - the outbuilding would be located away from the main dwelling and is not considered to result in an overshadowing or overbearing impact on this property.
- 7.9 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.

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 PERMISSION** for application APP/22/00795 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:

28 Sep 2022	BLOCK PLAN
28 Sep 2022	FLOOR PLAN

28 Sep 2022	LOCATION PLAN
28 Sep 2022	SHED DIMENSIONS
28 Sep 2022	ANNOTATED PHOTOGRAPHS
Application form - materials uploaded	28 Sep 2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

- 4 The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever, or as a separate dwelling.

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.