
Site Address: 5 Yoells Crescent, Waterloooville, PO8 9SH
Proposal: Retrospective application for rear timber frame and polycarbonate roofed pergola.
Application Type: Retrospective Planning Permission
Application No: APP/23/00971 Expiry Date: 14/02/2024
Applicant: Mr D Whatsize
Agent: Case Officer: Denise Sheath
Ward: Hart Plain

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

5 Yoells Crescent, Waterloooville, is a two storey semi detached property constructed with red/brown brick, with a hung tiled roof. The property has a single storey flat roof attached garage to the western front/side elevation and a single storey flat roof extension to the rear eastern elevation of the property. The rear garden is laid to lawn. The rear and rear side boundary treatment consists of 1.8m close boarded wooden fencing. The front of the property is block paved with access onto Yoells Crescent.

2 Planning History

None relevant

3 Proposal

Retrospective application for rear timber frame and poly carbonate roofed pergola.

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)

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

5 Statutory and Non Statutory Consultations

Not required

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Advice already sought on this wooden structure that is adjacent to my property includes the following breaches- (1) the wooden structure is connected to the main dwelling house classing it as an unapproved extension. (2) should the wooden structure be removed from the main dwelling house, the 2.6m highest point must be reduced to 2.5m. Please can the imposing height and associated use of the area be considered as part of this retrospective planning application given that there is are wooden closeboard fences dividing the 2 properties.	The retention of the proposal is the subject of this planning application as it does not comply with permitted development. The assessment of this application can be found in Section 7 below.

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 The proposal is for the retention of a timber framed pergola with timber posts and a poly carbonate roof. The timber frame of the pergola is attached to the rear elevation of dwellinghouse and the side elevation of the existing rear single storey extension. The pergola has a total width of 6.35m which protrudes past the western rear elevation towards the western rear side boundary by 0.77m; a depth of 5.1m from the original rear wall of the property, the height to the rear elevation of the pergola is 2.45m increasing to 2.63m attaching to rear elevation of the dwellinghouse. Due to its location at the rear it is not readily visible from the streetscene of Yoells Crescent and would therefore not have a harmful impact upon the character 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 The timber framed pergola is located to the rear of the application site adjacent the western shared boundary with No. 3 Yoells Crescent. The boundary treatment along this shared boundary consists of 1.8m close boarded wooden fencing, with a 0.5m gap between the pergola and the neighbouring property's rear facing elevation. Due to the open character of the pergola, it is not considered to have a harmful impact upon this neighbouring property in terms of overshadowing nor would the pergola be overbearing in nature. It is therefore considered that the retention of the pergola would have a limited and acceptable impact upon this neighbouring property.
- 7.6 It is not considered that the retention of the pergola would have a harmful impact to the neighbouring properties adjacent the rear north western elevation (No.11 Lensyd Gardens); adjacent the rear boundary (No.13 Lensyd Gardens) and the adjoining neighbouring property to the eastern boundary (No.7 Yoells Crescent) due to the boundary treatment of 1.8m close boarded wooden fencing to the rear and rear side boundaries, together with the distances to their rear facing elevations. It is therefore considered that the retention of the pergola would have an acceptable impact upon these neighbouring properties.
- 7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

8 Conclusion

- 8.1 The proposed retention of the pergola is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/23/00971 subject to the following conditions

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

Application Form - Received 20 December 2023
Location Plan - Received 08 December 2023
Block Plan - Received 08 December 2023
Elevation Plan - Received 20 December 2023
Pergola Plan View - Received 20 December 2023

Photographs with measurements - Received 20 December 2023

Reason: - To ensure provision of a satisfactory development.