
Site Address:	35 Barncroft Way, Havant, PO9 3AB		
Proposal:	Proposed outbuilding to rear.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00377	Expiry Date:	03/06/2022
Applicant:	Mr D Chaffer		
Agent:	Mr Bramble-Stewart	Case Officer:	Lewis Ford
	GBS Designs		
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 35 Barncroft Way, Havant, PO9 3AB. The site includes an end-of-terrace, 2 storey dwellinghouse comprising traditional tiles, white/cream rendered walls and UPVC doors and windows. The site is accessed via a dropped kerb off Barncroft Way and can accommodate 2no. vehicular parking spaces at the front of the property. Finally, the site includes a large rear garden comprising a depth and width of approximately 22m and 9m respectively.

2 Planning History

HWU/01959 – PERM in Aug 1952 for the layout of residential development.
HWU/02094 – PERM in Dec 1952 for 420 Wimpey Houses at Barncroft Park Estate.

3 Proposal

Proposed outbuilding to rear.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Councillor P Crellin - Barncroft

No comment

Councillor Y Weeks - Barncroft

No comment

Portsmouth Water

09 June 2022

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. This documentation is available at:

<https://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note, Portsmouth Water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority / company.

Officer comment: *The plans provided do not show the application site nor where the proposed outbuilding would be located. Instead, the plans provided show Nos 63 to 71 Barncroft Way.*

20 June 2022

The Portsmouth Water Catchment Management Team have reviewed this application from a groundwater quality protection perspective and have no subsequent adverse comments to make. This is due to the developments' small nature and location within SPZ1c of the groundwater catchment.

Southern Gas Network (SGN)

Please find an extract from our mains records for the proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to the proposed work being in a no gas area but within our operational boundaries.

This mains records only shows pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area, we will note them on the plans as a shaded area and/or a series of X's.

The information shown in this map is given without obligation or warranty and the accuracy cannot be guaranteed. Services pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains records you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required, confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. It is the developer's responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for employees and the general public and repairs to any such damage will incur a charge to the organisation(s) carrying out work. The works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of the operations.

If you require any further information, please do not hesitate to contact us:
Telephone: 0800 912 1722.

Officer comment: *The plans provided do not show the application site nor where the proposed outbuilding would be located. Instead, the plans provided show Nos 63 to 71 Barncroft Way. Nevertheless, the south-western half of the site is in the Intermediate Pressure (IP) and Medium Pressure (MP) buffer zone and so standard informatives will be added to any forthcoming Decision Notice (DN).*

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: 0

The planning application was originally consulted on between 01 and 24 June 2022. The public consultation period was extended to 01 July 2022 when amended plans were received and subsequently published on 21 June 2022.

7 **Planning Considerations**

- 7.1 The proposed development could have been delivered under **Schedule 2, Part 1, Class E** of the Town and Country Planning (General Permitted Development) (England) Order 2015 – hereon referred to as the GPDO – if the development was smaller in height. However, the Applicant wishes to construct a pitched, rather than a flat, roof which is supported by the Havant Borough Design Guide SPD. Given the proposed pitched roof, the proposed outbuilding would be within 2m of the boundary and more than 2.5m in height. As such, formal planning permission is required as the above does not accord with the height restrictions set out under Class E.
- 7.2 The proposed development has commenced, but not yet finished, on site despite formal planning permission not being granted. The start of construction is not a material planning consideration. Instead, it is considered that the main issues arising from this application, whilst having due regard to the relevant policies in the development plan, are:
- (i) Principle of Development
 - (ii) Impact on the Character of the Area & Appropriateness of Design
 - (iii) Impact on Neighbouring Properties
 - (iv) Impact on the Source Protection Zone (SPZ)
 - (v) Impact on the Southern Gas Network (SGN)
- (i) Principle of Development
- 7.3 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on the Character of the Area & Appropriateness of Design

- 7.4 The proposed development would comprise the demolition of the existing wooden shed and the construction of an outbuilding in the rear garden. The proposed outbuilding would comprise a depth, width, eaves height and maximum height of approximately 9.3m, 3.9m, 2.75m and 3.9m respectively. Finally, the proposed outbuilding would comprise; 1no. roller shutter door; 1no. side UPVC window; 1no. side UPVC door; a pitched felt roof; and brick courses to DPC and timber frame with timber cladding. The Agent has explained that the choice of materials has been made for cost, speed, weight, and environmental reasons.
- 7.5 The proposed outbuilding would be visible from the streetscene due to the gap between Nos 35 and 37 Barncroft Way. However, a number of properties within the locality – including adjacent neighbours No.30 Priorsdean Crescent and Nos 33 and 37 Barncroft Way – contain outbuildings of various sizes and materials which can be seen from certain vantage points within the streetscene. It is considered, therefore, that the proposed outbuilding would not be out-of-keeping with the character of the area. As for bulk and mass, the proposed outbuilding is large but acceptable given the plot size of the application site.
- 7.6 Moreover, the appearance, design and mass of the proposed development would be acceptable in the context of the application site and its locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, as such, it would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.7 The proposed outbuilding would be approximately; 3.1m from the rear boundary with No.30 Priorsdean Crescent; 4.7m from the north-west side boundary with No.33 Barncroft Way; and 0.4m from the south-east side boundary with No.37 Barncroft Way. All three neighbouring properties include outbuildings on the boundary with No.35 Barncroft Way (the application site). It is not considered that the proposed outbuilding would impact the amenities of No.30 Priorsdean Crescent and No.37 Barncroft Way – in terms of overshadowing, overlooking, loss of privacy and/or loss of light - due to the orientation of development, existing boundary heights and the proposed fenestration. As for No.33 Barncroft Way, the potential impact on this adjoining neighbouring property has been considered further below.
- 7.8 No.33 Barncroft Way is the adjoining property to the north-west of No.35 Barncroft Way (the application site). The proposed outbuilding would include 1no. window and 1no. door on its north-western side elevation facing the boundary with No.33. It is accepted that the proposed outbuilding would increase activity in the rear garden and the potential for overlooking between Nos 33 and 35 Barncroft Way. However, a degree of mutual overlooking already exists between the two properties due to the low 1.4m high fence line. As such, reduced privacy is an existing and accepted characteristic of the area. The fence line could be increased to 2m in height under **Schedule 2, Part 2, Class A** of the GPDO.

- 7.9 It is understood that the proposed outbuilding would provide space for the Applicant's hobbies relating to vintage steam engines. The use of the space to undertake hobby activities is incidental to the enjoyment of the dwellinghouse and is, therefore, accepted. However, given the large size of the proposed outbuilding, it is considered appropriate to include a planning condition to prevent the proposed outbuilding from being used in the future for any business, commercial or industrial purposes – see Planning Condition No.4. The planning condition has been included to protect future neighbour amenity.
- 7.10 Consequently, it is considered that the proposed outbuilding would have an acceptable impact on the properties immediately adjacent to the application site. As such, the proposed outbuilding would not be contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received with respect to the proposed development.

(iv) Impact on the Source Protection Zone (SPZ)

- 7.11 The site is entirely within Source Protection Zone (SPZ) 1c in the Portsmouth Water Ground Catchment. The Portsmouth Water Catchment Management Team has reviewed the proposal and has no subsequent adverse comments to make due to the small nature of the proposed development. As such, it is considered that the proposed development would not have an adverse impact on the Source Protection Zone (SPZ).

(v) Impact on the Southern Gas Network (SGN)

- 7.12 The south-western half of the site is in the Intermediate Pressure (IP) and Medium Pressure (MP) Buffer Zone. Southern Gas has advised that there should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system, or above or within 3.0m of an intermediate pressure system. In addition, Southern Gas has advised that safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services, and other apparatus on site before any mechanical plant is used. In acknowledging Southern Gas' comments, appropriate informatives have been proposed and all relevant information and guidance from Southern Gas has been passed onto the Agent.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and on neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00377 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:

Drg No: 35BRNCFT 01 REV A – Amended Elevations Plan

Drg No: 35BRNCFT 02 REV A – Amended Floor Plan

Drg No: 35BRNCFT 03 REV A – Amended Roof Plan

Drg No: 35BRNCFT 04 REV A – Amended Parking Plan

Drg No: 35BRNCFT 05 REV A – Amended Block Plan

Drg No: 35BRNCFT 06 REV A – Amended Site Plan

Drg No: 35BRNCFT 07 REV A – Amended Location Plan

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. It shall not be used for any business, commercial or industrial purposes whatsoever, and it shall not be used as a separate unit of residential accommodation.

Reason: In the interests of the amenity of the area and having due regard to Policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.