
Site Address:	4 Hartwood Gardens, Waterloooville, PO8 8RA		
Proposal:	Retention of storage shed.		
Application No:	APP/15/00886	Expiry Date:	05/11/2015
Applicant:	Mr R Jones	Team:	Team 2
Agent:		Case Officer:	Karen Wooden
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 4 Hartwood Gardens is a detached dwelling located in a cul-de-sac off a private drive. The original garden is located to the north of the dwelling, and the owners of the have purchased a parcel of land to the west of the property (rear of 93 Silvester Road) which is where the shed subject to this application is located.

2 Planning History

No planning history.

3 Proposal

The retention of a storage shed.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- (a) Structure is less than 2m from the boundary and appears to be above the recommended limit. *Addressed below*
- (b) Concerned that access to the rear of the shed, and erection of fence may affect current hedgerow. *Officer comment: This is a civil matter*
- (c) Concerned that in the future the shed could be converted to living accommodation. *Officer comment: A condition is attached to the permission with relation to use of the shed*

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The location of the shed is such that it will not be readily visible from the public realm. As such it is not considered that the shed will detrimentally impact the visual amenities of the streetscene to an unacceptable detrimental extent.

(iii) Impact upon residential harmful

The shed has a pitched roof with an eaves height of approx 2.3m high and an overall height of 3.9m, and is situated approx 0.5m from the western boundary (97 Silvester Avenue) and 1.3m from the southern boundary (1b Hartwood Gardens), and although it is accepted that this is close to both boundaries, the shed is a minimum of 15m from any neighbouring property. A fence and natural screening provide the boundary treatments to both the west and south elevations. The shed is to be clad in green oak with a slate tile roof which help it to integrate into the established urban grain. It is considered that the shed will not be highly visible due to the location, and will not cause any additional overbearing or loss of outlook effect to the occupiers of neighbouring properties, and therefore complies with policy CS16 of the Havant Borough Local Plan.

8 Conclusion

- 8.1 The proposal is considered to be acceptable in terms of scale, siting and design and is therefore recommended for approval, subject to the conditions listed below.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00886 subject to the following conditions

- 1 The external materials to be used shall be as described in the application, as listed below:
 - Roof - Slate tiles
 - Walls - Clad in Green Oak (north and east elevations)
 - Clad in Fibre Cement Cladding (south and west elevations)and shall be maintained at all times.

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 2012.
- 2 The building 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.

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 2012.