
Site Address:	114 London Road, Cowplain, Waterloooville, PO8 8HB		
Proposal:	Erection of outbuilding for games room/workshop.		
Application No:	APP/15/00681	Expiry Date:	11/09/2015
Applicant:	Mr G Wells	Team:	Team 2
Agent:	Mr P White	Case Officer:	Bee Crawford
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling and detached garage situated on a generous plot, on the eastern side of the main thoroughfare of London Road. It has a red/brown pitched tiled roof with elevations of red multibrick and rough cream render. The site is level with a shingled area of parking to the front and a rear garden which has a depth in excess of 55 metres. The garden is mainly laid to lawn with two large sheds and boundary treatment to the bottom half of a 1.8 metre high hedge and fence to the northern boundary, a 1.8 metre high fence to the eastern boundary and a 1.6 metre high fence to the southern boundary.
- 1.2 There is a two storey detached chalet bungalow to the north, a two storey detached property to the south and the rear gardens of properties in Galaxie Road are to the east (rear). The surrounding area is of medium density, with a mixture of detached, semi detached and terraced houses and bungalows, of individual and similar age, style and design.

2 Planning History

APP/15/00671 - Partial demolition and replacement and alteration to roof design of rear conservatory, permission granted 26/08/2015.

3 Proposal

- 3.1 The proposal is for the construction of a single storey detached building in the rear of the garden of 7 metres in depth, 13 metres in width with a pitched and hipped roof to an eaves height of 2.4 metres and a ridge height of 5.436 metres. It is understood that the existing sheds will be removed.

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

None.

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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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
- (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 control criteria.

(ii) Appropriateness of design

7.3 The proposed detached building would be situated at the end of the long rear garden of the application site and would not be visible from the public realm, and subsequently have no impact on the existing streetscene. The development is of a generous size although only requires planning permission due to its height, but it is considered that it can be comfortably accommodated within the extent of the site. The design and appearance of the building 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 proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 The properties to the north and south of the application site are situated on plots of a similar depth and the proposal would be approximately 2 metres from the southern

boundary, 2.5 metres from the northern boundary (there are a number of large outbuildings at the end of the garden of this property) and in excess of 40 metres from the rear of the dwellinghouses. It is acknowledged that the proposal would be fairly prominent to the properties to the rear of the application site, however, the new building would be 3 metres from the rear boundary, there are no windows in the side and rear elevations and the pitched and hipped design of the roof would minimise the mass. It is noted the height of the proposal has triggered the need for planning permission. The development is therefore considered to be a sufficient distance away from the adjacent properties and whilst there would be a bearing on these properties, the degree of impact is not considered so great as to constitute a defensible reason for refusal.

- 7.5 A condition restricting the provision of any additional windows, doors or rooflights to the side and rear elevations and roofslopes of the building is recommended to alleviate any future possibility of overlooking and loss of privacy. No objections were received with respect to the scheme and it is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00681 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used shall match in type, colour and texture those on the existing building.
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.
- 3 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.

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within the side or rear elevations and/or roofslopes of the building without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Drg No Planning/001 Proposed floor, elevations and roof plan

Drg No Planning/002 Location plan and site plan

Reason: - To ensure provision of a satisfactory development.