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| Site Address: | 7 Oyster Close, Hayling Island, PO11 9FP | | |
| Proposal: | Erection of a corner shed in rear garden. | | |
| Application No: | APP/16/00744 | Expiry Date: | 20/09/2016 |
| Applicant: | Mr M Fenlon | | |
| Agent: | | Case Officer: | Heather Lealan |
| Ward: | Hayling East | | |

Recommendation: **GRANT PERMISSION**

## 1 Site Description

1.1 7 Oyster Close, Hayling Island, PO11 9FP is a new dwelling located within the south eastern corner of The Halyards housing development. The site is still under construction but the dwellings within this section of the site are complete and occupied.

1.2 To the eastern boundary of the site is an open field and beyond the Chichester Harbour AONB.

## 2 Planning History

Permitted development rights were removed when the housing development was granted consent under APP/12/00966 (outline) and APP/14/00488 (reserved matters).

## 3 Proposal

Erection of a corner shed in rear garden.

## 4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |

Havant Borough Local Plan (Allocations) July 2014

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

## 5 Statutory and Non Statutory Consultations

County Ecologist - No objection.

## 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: 4

Number of site notices: One

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) Impact upon the streetscene and AONB
(iii) Impact upon residential amenity
(iv) Impact on ecology

(i) Principle of development

7.2 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

7.3 The proposal is located within the rear garden of the property and is not readily visible from Oyster Close. It is largely screened by the boundary hedge to the rear and will not have any great impact on the adjacent AONB due to the small scale nature of the development.

(iii) Impact upon residential amenity

7.4 It is not considered that the development will have sufficient detrimental impact on the amenities of the occupiers of the adjacent residential dwellings to warrant a refusal of this application.

(iv) Impact on ecology

7.5 The application subject of this report was submitted at a similar time to two other applications for development within the rear gardens of Oyster Close. The County Ecologist was consulted with regard to these applications, as the boundary treatment to the rear of these dwellings was required to be a open chain link fence to allow hedge planting to grow and thicken the existing hedge. After consideration it is concluded that the development hereby proposed does not impact the intentions of this requirement and will still allow some good degree of hedge to grow and thicken.

## 8 Conclusion

8.1 It is considered that the development is acceptable and meets the requirements of policies CS16 and CS11 of the Local Plan Core Strategy.

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## 9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00744 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:

Block Plan received 21 July 2016
Site Layout Plan received 21 July 2016
Elfords LTD Shed Specification Sheet received 21 July 2016
Floor Plan received 21 July 2016

**Reason:** - To ensure provision of a satisfactory development.