
Site Address: 27 Fairmead Walk, Waterlooville, PO8 9AL
Proposal: Outbuilding for use as games room, pool room, garden store.
Application No: APP/21/00473 Expiry Date: 19/07/2021
Applicant: Mr G Quinton
Agent: Mr D Treagus Case Officer: Denise Sheath
 Derek Treagus Associates
Ward: Cowplain
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

27 Fairmead Walk, Waterlooville, is a detached bungalow, with cream rendered elevations to the side with brown tiled cladding to the front elevation with a tiled roof and flat roofed dormer to the front elevation. The property benefits from a relatively large front driveway which provides adequate off-road parking. The rear garden is enclosed by a close boarded timber fence with a block paved area leading to a raised garden area towards the rear boundary.

2 Planning History

None relevant

3 Proposal

Outbuilding for use as games room, pool room, garden store.

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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

None 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: 7

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 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 erection of an outbuilding which would be used as a games room; storage area and a swimming pool area. The outbuilding would have dimensions of approximately 2.6 metres in height, 7.25 metres in width and 3.95 metres in depth. It would have a flat roof and two windows and a door to the front. The application site is a modest size plot, which has adequate room to accommodate the outbuilding, which would be sited 0.5m from the south eastern side boundary of the rear garden. The cladding to be used in the construction will be anthracite grey in colour. It would not be visible from the public realm so any impact on the streetscene and general character of the area is considered to be negligible.

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 To the front of the outbuilding there is to be a door and 2No. windows facing the west elevation of the rear garden. These views are screened by the existing 1.8 metre high fencing along the boundaries therefore it is not considered to cause overlooking to the surrounding properties.

7.6 The proposed outbuilding will be erected approximately 0.5m from the shared boundary with No.25 Fairmead Walk, the proposal will be screened mainly by the existing outbuilding and garage along this shared it is not considered to appear overbearing or

result in the harmful loss of light to the neighbouring property. Therefore it is considered that the impact upon this neighbouring property would be acceptable.

- 7.7 The proposed outbuilding will have a distance of 8m from the shared boundary with No.29 Fairmead Walk, due to the outbuilding's low flat roof design it is not considered to appear overbearing or result in the harmful loss of light to the neighbouring property. It is therefore considered that the impact upon this neighbouring property would be acceptable.
- 7.8 The outbuilding would have a distance of 3m to the rear boundary and a further distance of approximately 24m from the neighbouring properties rear facing elevation adjacent the rear boundary (No.'s 14 & 16 Crestland Close). The proposal would be mainly screened by the 1.8m close boarded wooden fencing to the rear, it is not considered to appear overbearing or result in the harmful loss of light to these neighbouring properties. It is therefore considered that the impact upon these neighbouring properties would be acceptable.
- 7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00473 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:

Application Form - Received 24 May 2021
Location Plan, Block Plan, Proposed Floor Plan and Elevations - Drawing No.21/126/01 - Received 24 May 2021
Email confirming Materials - Received 03 August 2021

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 occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.

Reason: The outbuilding is not a satisfactory position; has insufficient amenity space and has insufficient on-site parking to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.