
Site Address:	17 Wedgwood Way, Waterloooville, PO8 8RW		
Proposal:	Retention of summerhouse and shed in rear garden.		
Application No:	APP/16/01152	Expiry Date:	30/12/2016
Applicant:	Mr R McKee		
Agent:		Case Officer:	Harriet Pitney
Ward:	Hart Plain		
Site Visit Date:			

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is a two storey detached property located on the eastern side of Wedgwood Way comprising a tiled pitched roof and elevations of brick construction. The site is one of 4 new dwellings at the end of Wedgwood Road with a secured gate for access into the development.

The site is relatively level and benefits from offroad parking for approximately 3 vehicles. The rear garden is mainly laid to lawn and enclosed by a timber close boarded fence which is approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar style and design.

2 Planning History

APP/14/00954 - Discharge of Condition No/s 2, 3, 4, 5, 6, 7,9,11 and 12 of Planning Permission APP/13/00576., PERM,10/10/2014

APP/15/00098 - Discharge of condition No16 of Planning Permission APP/13/00576., PERM,02/02/2015

APP/16/00773 - Lateral crown reduction of unto 2m to the western aspect of both T1 and T2. Lateral reduction to T1 so as to achieve a 2m clearance from the adjacent dwelling (17 Wedgewood Way). Remove lower limb obstructing driveway to T2 and deadwood T1 and T2. Both trees within Group G1, subject to TPO 1776., PERM,25/08/2016

3 Proposal

This application has been submitted on a retrospective basis for the retention of a detached summerhouse and a garden shed sited to the rear of the property. The application was submitted following an investigation by the Councils Enforcement Officer. This is due to Condition 10 of planning permission (APP/13/00576) which sought to remove all permitted development rights relating to Part 1, Classes A,B,C,D&E of the Town and Country Planning (General Permitted Development) Order 2015 as amended. The garden shed subject of this application was provided for under the original planning permission for the property (APP/13/00576).

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No objection to the scheme

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
No objection in principle- however, it is strongly suggested the summerhouse is only used for domestic use and not for any business purpose.	Please see section 7 of the Officer Report

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 to be acceptable in principle subject to the usual development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The detached summerhouse is situated to the eastern corner of the rear garden and would not be readily visible from the public realm. The property is one of four new dwellings located at the end of Wedgwood Road with a secured gate for access. The application site is located to the far east corner at the end of Wedgwood Road therefore it is not considered that the detached summerhouse would have any impact on the existing streetscene. The need for planning permission was triggered due to the removal of Permitted Development rights, however, it is important to note that the structure would have ordinarily met the height tolerances for Permitted Development as the overall height does not exceed 2.5 metres in height.

The design and appearance of the summerhouse is deemed to be appropriate in context to the main building meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is judged to be acceptable. It is considered that the development has not resulted in an adverse impact on the visual amenity of the locality.

The garden shed was constructed under the original planning permission granted for the development and is sited immediately adjacent to the summerhouse. Similarly, the design and appearance of the shed is deemed to be appropriate in context to the main building meeting the requirements of Policy CS16 of the HBLP (Core Strategy). The height of the garden shed is approximately 2.1 metres, therefore this aspect of the proposal would have also met the criteria for it to be considered as Permitted Development.

(iii) Effect on neighbouring properties

- 7.4 The existing boundary treatment to the rear garden currently comprises a timber close boarded fence which is approximately 2 metres in height, this subsequently provides partial screening from the surrounding and adjacent neighbouring properties. Whilst it is noted that Permitted Development rights have been removed and the addition of two additional structures within the rear garden would reduce the current amenity space, taking into account the scale, design and position of the detached summerhouse and the garden shed, it is considered that there is still more than sufficient amenity space with the addition of both structures. The distance from the summerhouse to the properties to the eastern boundary would be approximately 11 metres and a distance of approximately 16.5 metres from the properties to the southern boundary. On this basis, it is considered that the development would not cause unacceptable harm to the amenity of these neighbouring properties.

No objections were received with respect to the scheme, although as previously stated, the application was submitted following an investigation by the Council's Enforcement Officer. However, a written representation was received concerning the use of the summerhouse. A condition has been recommended to this effect for the final decision notice to ensure that this structure is used incidental to the main dwellinghouse and not as a separate unit of accommodation.

It is therefore considered that the summerhouse and garden shed would not lead to any loss of light, overlooking, or appear overbearing and as a result would be unlikely to impact 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, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/16/01152 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 accommodation 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 unit of accommodation is not a satisfactory position 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan- received 4th November 2016
Block plan- received 4th November 2016
Appendix A (floor plans for summerhouse and garden shed)- received 4th November 2016
Appendix D (specification for summerhouse)- received 4th November 2016
Appendix C (location of summerhouse and garden shed)- received 4th November 2016
Covering letter from the applicant- received 4th November 2016
Reason: - To ensure provision of a satisfactory development.