
Site Address:	55A South Street, Havant, PO9 1BY		
Proposal:	Erection of a multi-level timber climbing frame (Jungle Gym) in rear garden and re-rendering the original house.		
Application No:	APP/21/00589	Expiry Date:	16/07/2021
Applicant:	Mr C North		
Agent:		Case Officer:	Graham Speller
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of South Street and is occupied by a detached two storey house.
- 1.2 The surrounding area comprises houses and flats and immediately opposite is Bosmere Junior School and further to the south is the A27 Havant Bypass.
- 1.3 Immediately to the rear of the site are blocks of garages.
- 1.4 The site is located within St Faiths Conservation Area.

2 Planning History

APP/19/00574 - Construction of rear extension (retrospective) to include demolition of conservatory and rear wall within a Conservation Area, and render to the extension and main dwelling., PERM,24/07/2019

APP/19/00835 - Reduce crown height of 1No. Crab Apple (T1 on plan) by 1 metre and spread by 3 metres, leaving crown height and spread of 3 metres. Reduce crown height of 1No. Apple (T2 on plan) by 2.5 metres leaving a crown of 3 metres. Fell Conifer hedge (T3-T9 on plan). Fell 1No. Sycamore (T10 on plan). All within Conservation Area of St Faiths., RNO,26/09/2019

APP/19/01064 - Fell 1No. Conifer (T1), within Conservation Area St Faiths., RNO,05/12/2019

3 Proposal

- 3.1 Erection of a multi-level timber climbing frame (Jungle Gym) in rear garden and re-rendering the original house.
- 3.2 The description of the proposal was amended for clarity. It was not considered necessary to reconsult neighbours.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: St Faiths

5 Statutory and Non Statutory Consultations

Conservation Officer

No Objection.

Councillor Imogen Payter

No comments received.

Councillor J Branson - St Faiths

No comments received.

Councillor T Pike - St Faith's

No comments received.

Developer Services, Southern Water

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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: 6

Number of site notices: At least one site notice exists

Statutory advertisement: 25/06/2021

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 conservation area
- (iii) Effect on neighbouring properties
- (iv) Impact on trees

(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 conservation area

7.3 It is proposed that a smooth render finish being applied to the original house.

7.4 The climbing frame is of typical construction and would be located in the rear corner of the rear garden and would not be readily visible from public vantage points.

7.5 The conservation officer has raised no objection to the proposals in terms of impact on the conservation area and other heritage assets.

7.6 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 Policies CS11, CS16 and DM8 of the HBLP (Core strategy) and Policy DM20 of the Adopted Allocations Plan. It is considered that the scheme would conserve the character and setting of the conservation area.

(iii) Effect on neighbouring properties

7.7 The maximum height of the climbing frame structure would be 3.88m. The raised platform that forms part of the climbing frame would be 2.075m high.

7.8 This part of the garden is heavily screened by existing trees and shrubs and the raised platform element would be sited some distance off the boundary with the neighbouring property.

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 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.

(iv) Impact on trees

- 7.10 As noted above, there are trees within the site that could be affected by the proposals. However, the applicant confirmed that it is not intended to dig foundations and therefore the root systems of the trees would not be adversely affected. In addition, on a previous tree works application (APP/19/0083), the tree officer commented that the trees were not of suitable quality or size to be protected by a Tree Preservation Notice.

8 Conclusion

- 8.1 The scale, siting and design of the proposal and re rendering the house would conserve the character of the conservation area 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/21/00589 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:

LOCATION PLAN

BLOCK PLAN

TREE MAP

PROPOSED FLOOR PLANS

PROPOSED ELEVATIONS

ADDITIONAL INFORMATION - SITE PLAN WITH JUNGLE GYM LAYOUT

ADDITIONAL INFORMATION - JUNGLE GYM LAYOUT

Reason: To ensure provision of a satisfactory development.

- 3 The development shall not be erected other than in the following materials or such other materials as have been approved in writing by the borough council:

Climbing frame - Timber frame construction painted with Harvest Gold Preservative, red plastic swing seats, yellow slide, green netting for bridge.

Brown tiles and smooth render to house

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.