Site Address:	59 Aintree Drive, Waterlooville, PO7 8NG		
Proposal:	Retention of brick outbuilding.		
Application No:	APP/15/00858	Expiry Date:	11/11/2015
Applicant:	Mr G Seifi	Team:	Team 2
Agent:		Case Officer:	Harriet Pitney
Ward:	Cowplain		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site comprises a detached two storey dwelling with a concrete tiled pitched roof and elevations of red multi brick and white painted brick work. The site is level with open vehicular access to the double garage and front driveway. The rear garden is laid to lawn and enclosed by a 2 metre high fence with screening to the northern boundary comprising a mixture of tree's.

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

2 Planning History

02/54787/002
Part two storey, part first floor extension above and to the rear of existing double garage.

3 Proposal

This application is for the retention of a brick outbuilding attached to the existing garage block to the rear of the property measuring 4.5 metres in width and 3 metres in height. This application was submitted following an investigation by the Council's Enforcement Officer.

4 Policy Considerations

National Planning Policy Framework

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 adverse comments

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: 1

Summary:

A) Letter of support received from the occupier of 24 Aintree Drive. No adverse comments.

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 street scene
(iii) Effect on neighbouring properties
(vi) Impact on tree's

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the street scene

The proposal is set away from the street scene of Aintree Drive and as such will not have any significant impact visually on the character and appearance of the area.

Not withstanding the above the development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy. It is considered that the development would not result in any adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

No letters of objection were received and a letter of support was received from the

occupier of 24 Aintree Drive whose property is situated immediately adjacent to the application site. The proposal is attached to the existing garage block and therefore does not form a boundary with any neighbouring property. The existing boundary treatment provides screening of the outbuilding from the public realm and it is therefore considered that the development would have negligible impact on the properties surrounding the existing dwelling.

(vi) Impact on Tree's

The Council's Arboriculturalist was consulted as part of this application albeit it was not considered that the proposal would have any adverse impact on the trees located to the northern boundary.

8 Conclusion

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

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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/15/00858 subject to the following conditions

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

OS Site Plan- licence no: 100053090- received 7th August 2015.
Layout plan- received 7th August 2015
Photos of elevations- received 7th August 2015

Reason: - To ensure provision of a satisfactory development.