

Recommendation: **GRANT PERMISSION**

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Conservation Officer Comment

Conservation Officer - No objection

Crofters sits within the St Peter's Conservation Area and adjacent to The Old House Church Lane a grade II listed property. The proposed position of the garage/shed is adjacent to the boundary of two other listed properties; Eastney House and Primrose Cottage (both grade II).

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. The position of the shed at the bottom of the garden is adjacent to an existing summer house within the grounds of Eastney House and is well screened by mature shrubs to the south. The hedging to the north provides screening to any view from Primrose Cottage.

The summer house is also positioned in the rear garden of Crofters it is close to the shared boundary with The Old House. However The Old House itself is set some way away and the boundary is delineated by a substantial hedge that provides screening to nearly 3 metres in height resulting in only a metre or so of the roof being visible.

The tapering design of the roof minimises the amount of roof that will be visible. I am therefore happy that the position on the shed/store and summer house does not have an impact on the setting of the adjacent listed buildings.

The proposed structures will not be visible from public view within the Conservation Area and therefore have no negative impact on the setting of the Conservation Area.

County Archaeologist Comment:

Thank you for your recent consultation. Although the holding is within the historic core of the medieval village, in view of the very small scale of the development I would not raise any archaeological issues.

Southern Water Comment:

Informative requested in relation to connection to the public foul or surface water sewer. Advice in relation to surface water drainage and that the site lies within the Source Protection Zone.

Planning Officer Comment: An informative will be included with the decision referencing Southern Waters requirements.

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: Not applicable.

Statutory advertisement: 16/09/2016

Number of representations received: 1

Summary: On behalf of the North East Hayling Residents Association regarding the application for a summer house and timber storage building in the rear garden, we raise no objections to the application.

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 Conservation Area and character of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated outside of the urban area, within an area defined as the St Peter's Conservation Area. As such regard must be paid to Section 72 of the Planning (Listed Buildings and Conservation Areas Act 1990), which states that in the exercise of its planning powers with respect to any buildings or other land in a conservation area, the local planning authority shall pay special attention to the desirability of preserving or enhancing the character or appearance of that area. In principle the development is considered to acceptable having a minor impact on the surrounding area, subject to planning conditions.

(ii) Impact upon the Conservation Area and character of the area

This type of development is common to see in garden spaces along Church Lane and there are multiple other examples where neighbouring dwellings have carried out similar developments in the rear amenity space. Therefore the works to Crofters would not set the precedent for this type of development. The timber shed and summer house are not considered to look of place in context and the design submitted is considered to be in keeping with the setting of the area whilst not detracting from the history or heritage of the site. The proposal is therefore considered to preserve the character of the Conservation Area and thus accords with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and is therefore considered to be acceptable development.

(iii) Impact upon residential amenity

It is considered the moving of the timber shed and installation of the summer house should not lead to a loss of amenity to either neighbouring dwelling. The dwelling's along Church Lane are all well positioned within large plots of land away from one another meaning the visual impact of the works at Crofters would be reduced and would not appear bulky nor obtrusive. The screening in place along the shared curtilage boundary is considered adequate to provide sufficient screening of the works and as both elements of development would not include windows over-looking the neighbours either side it is considered that privacy levels should be maintained and over-looking prevented. Therefore the development can be considered acceptable.

8 **Conclusion**

Crofters has adequate space for the proposed shed and summer house to ensure there is no impact to the residential amenities of the immediate neighbours nor a negative impact on the character of the Conservation Area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00920 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:

Design and Access Statement: Received 31.08.16

Location Plan: Drawing No 001 Rev A

Block Plan: Drawing No 002 Rev A

Proposed East, North, South and West Elevation of Shed: Figure 1 Received 31.08.16

Photograph of Proposed Garage: Figure 2 Received 31.08.16

Proposed Elevations of Summer House Plan: Figure 3 Received 31.08.16

Photograph of Summer House: Figure 4 Received 31.08.16

Reason: - To ensure provision of a satisfactory development.