

Recommendation: **GRANT PERMISSION**

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

5 Statutory and Non Statutory Consultations

Building Control

Concerns re initial siting of this timber shed within 1m of the boundary- the plans have now been amended in accordance with BC requirements.

Property Services Manager

I understand that this is a retrospective application as the fencing and the heating are already in situ. As landlord the council has no objection to the installation of the heating. However the fencing is outside the area leased to the group and therefore the applicant will need to contact the council to enquire about extending the area of the lease. This also applies to the proposed extension.

There is no objection to the proposed roof changes from the landlord's point of view.

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: 3

Number of site notices: One

Statutory advertisement: Not applicable.

No representations received

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

7.2 The site is within the urban area and is currently a community facility. In principle the enhancement proposed by this application to the Mens Shed are acceptable, this accords with the general requirements of Core Strategy DM2, Protection of Existing Community Facilities and Shops. This principle is subject to the consideration of the planning matters below.

(ii) Impact on Neighbours and Amenities

7.3 The closest neighbouring dwelling is 30m away from the building and this is considered to be an acceptable level of separation so long as the timber shed is not used for machine-based activities and its hours of use accord with the principal building on the site; this should be conditioned. The green fence is not particularly obtrusive and will not impact the visual amenities of the area or the amenities of the neighbouring dwellings

(iii) Parking

- 7.4 It is considered that the parking within the site is sufficient to serve this enhancement to the existing men's shed.

8 Conclusion

- 8.1 In order to safeguard residential amenity the hours of use of the new proposed shed should be conditioned to accord with the hours of use of the Mens Shed facility as a whole, as well as preventing the use of the new shed for machine-based activities. Subject to these restrictions the proposal is considered to comply with Policies CS16, DM2, CS14 and DM10.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00322 subject to the following conditions

- 1 The premises hereby permitted shall not open to the members of the group/public before 09:30 hours or remain so open after 16:00 hours on Monday to Friday, with no machines to be used within the timber shed hereby permitted. The premises shall not be in use at any time on Saturday, Sunday or any recognised Public Holiday.

Reason: To protect the amenities of nearby residential properties and having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Revised shed location plan received 12 May 2016
Photos of fencing and roof
Proposed shed frame construction details

Reason: - To ensure provision of a satisfactory development.