
Site Address: 7 Avondale Road, Waterlooville, PO7 7ST

Proposal: Erection of wooden summerhouse.

Extension of Time Agreed until 22nd November 2016

Application No: APP/16/00887

Expiry Date: 26/10/2016

Applicant: Mr Cook

Agent:

Case Officer: Karen Wooden

Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a large, attractive two storey detached dwelling within a good sized plot that is well screened at the rear. The dwelling has red brick walls, with pitched slate roof and has two front bay windows at ground floor. There is a single detached garage to the side with vehicular access on to Avondale Road and a conservatory style extension at the rear. The rear garden is enclosed by high level, mature evergreen hedging, with mature trees towards the far end of the garden

The immediate area is residential in nature and characterised by various dwelling types including single and two storey dwellings. The site is located within walking distance of Waterlooville Town Centre.

2 Planning History

92/57531/000 - Thin and reduce by 20% crown of Oak tree (T5) covered by TPO 1285, PERM,24/09/1992

07/57531/001 - Crown clean an Oak tree (T5) subject to TPO 1285., PERM,08/11/2007

APP/15/00786 - Two storey rear extension; rear garage extension, rebuild existing coal shed and extension to rear terrace area., PERM,30/09/2015

APP/16/00923 - Crown reduce 1No. Oak (T5) by 2m on lateral branches overhanging neighbours garden, subject to TPO 1285., WD,20/09/2016

APP/16/01011 - Lateral reduction of 1No. Oak upto 2m on southern and northern sectors and upto 1m on eastern and western sectors, subject to TPO 1633., PERM,08/11/2016

3 Proposal

Erection of wooden summerhouse.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

(Comments further to the amended AIA Statement and email detailing pad layout. Both received 21.11.16)

No tree removal is required to facilitate this project. The supporting arboricultural evidence is comprehensive and provided that the methodology prescribed in the MS and TPP report is strictly adhered to and conditioned, the trees will survive the development unscathed and continue to grow on safely and healthily in the future.

Therefore I have no objections to this scheme in arboricultural terms.

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: Not applicable.

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 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 acceptable in principle subject to development management criteria.

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

- 7.3 Due to the proposed location, the summerhouse will not be visible from the streetscene, and therefore will not be detrimental to the character of the area. 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 Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposal will be sited in excess of 20m from both the adjacent properties (No's 5 and 9 Avondale Road). The property to the rear of the application site is situated 12m from the proposed summerhouse. This boundary is well screened and the summerhouse will have no doors or windows to the rear elevation.
- 7.5 Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, 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.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/16/00887 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 strictly in accordance with the methodology prescribed in the Arboricultural Impact Assessment dated 19th November 2016 and the Tree Protection Plan.
Reason: The safeguard the health and well being of trees including the Oak tree subject to a Tree Preservation Order having due regard to policies CS11 and DM8 of 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:

Location plan - received 31.08.16

Block plan - received 31.08.16

Proposed elevations - received 23.08.16

Arboricultural Impact Assessment dated 19.11.16 and email - received 21.11.16

Pad Layout - received 21.11.16

Reason: - To ensure provision of a satisfactory development.