
Site Address:	54 Priorsdean Crescent, Havant, PO9 3AU		
Proposal:	Retention of timber outbuilding and erection of boundary fence.		
Application No:	APP/15/00899	Expiry Date:	05/11/2015
Applicant:	Mr P Simms	Team:	Team 1
Agent:		Case Officer:	Heather Lealan
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

54 Priorsdean Crescent forms a two storey maisonette with 54A and is within the ownership of Portsmouth City Council, on whom notice has been served. The applicant has advised that the garden area within which the works the subject of this application lie is within his tenancy.

The property occupies a corner plot on the western side of Priorsdean Crescent with a large garden area to the side and rear. To the front of the dwelling is an area of grassed open space. There is a mix of boundary treatments within the immediate area

2 Planning History

No relevant history on Acolaid.

3 Proposal

Retention of timber outbuilding and erection of boundary fence

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

Southern Water

Advised that the exact position of the sewer is unknown but that sewer crosses the site and that no new trees or fencing should be erected within 3 metres of either side of the sewer. Informative to be placed on decision notice to advise applicant that position of sewer must be confirmed and that they should contact Southern Water.

Comment - Case officer has contacted the applicant who has stated that the sewer is in the middle of the garden. Case officer advised that the fence must not be erected within 3 metres of the sewer to which the applicant confirmed that it wouldn't be. An informative must be added to any permission to this regard.

Building Control

Timber building requires BC regs

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: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The existing shed within the rear garden area is large but is reasonably well finished and does not detract from the visual amenities of the area. It lies in line with the adjacent properties' building line, and whilst the materials used are not consistent with the elevational treatments of the dwellings, the use of timber is a common feature for outbuildings in residential gardens. The proposed fence will assist in shielding views of the shed from the public realm. It is considered appropriate to impose a condition to require the fence to be completed within 12 months of the date of the decision in order that this mitigation can be secured in the longer term.

(iii) Impact upon residential amenity

It is not considered that the use of the shed will impact on residential amenity in terms of planning considerations - the proposed use being ancillary to that of the maisonette

by providing a snooker room and bike storage area - and as such the proposal accords with policy CS16 of the Core Strategy.

8 Conclusion

It is considered that the scheme is acceptable and should be granted planning consent subject to the conditions as listed below.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00899 subject to the following conditions

- 1 The fence hereby permitted shall be stained with a mid to dark brown wood stain and shall be constructed and completed within 12 months of the date of this decision notice. The timber outbuilding hereby permitted shall remain as a mid to dark brown stain finish at all times, unless an alternative is agreed in writing with the Local planning Authority.

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.

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

Location plan OS Licence number 100054135 received 21 August 2015

Site layout plan received 21 August 2015

Floor plan of Snooker Room and Bike Garage received 21 August 2015

Elevations of Snooker Room received 21 August 2015

Photos of Snooker Room and Bike Garage received 21 August 2015

Photo of Example fence on Purbrook Way with sketch drawing to demonstrate how the proposed shiplap fence will reduce from 1.8m to 1m in height received 3 November 2015

Fence Height and Location Plan received 3 November 2015

Reason: To ensure that the development is completed satisfactorily in all respects and is in accordance with condition 1 above.