
Site Address: 43 New Road, Havant, PO9 1DD
Proposal: Change of use of existing summer house to home office.
Application No: APP/21/00181 Expiry Date: 18/06/2021
Applicant: Mr Harding
Agent: Case Officer: Denise Sheath
Ward: Bedhampton

Recommendation: **GRANT PERMISSION**

1 Site Description

43 New Road, Havant, is a semi detached two storey property constructed with red/brown brick with a tiled roof. The property benefits from a large rear garden area which is laid to lawn with a Summer house to the rear boundary. The boundary treatment to the rear and side elevations consists of 1.8m close boarded wooden fencing. The front of the property is hard surfaced to allow the parking of vehicles off the main New Road.

2 Planning History

90/54392/001 - Construction of vehicular accesses and parking areas. (Outlined in red on the deposited drawing no. 2001/90/179.), PERM,

09/62239/000 - Proposed part two storey and part single storey rear/side (east) extension. PERM,22/05/2009

APP/17/00504 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.1 metres and a maximum height of 3.3 metres. GPDC,06/06/2017

APP/20/00805 - Lawful Development Certificate for proposed change of use of outbuilding to allow for self contained office., WD,26/01/2021

3 Proposal

Change of use of existing summer house to home office.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Not Required

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: 6

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 The existing summer house is located within the rear garden of the application site and will therefore not be visible from New Road. The proposal is to change the use of the summer house to a home office, the home office will also contain a kitchen area and a W.C. The proposed home office is only to be used for the residents of the property, with no clients visiting. On this basis the use of the existing outbuilding as a home office is considered acceptable, as it would not lead to additional noise or traffic to the site, and would not have a harmful effect on the character of the area.

7.4 It is recommended that a condition is attached due to the facilities to be installed within the existing outbuilding to ensure the use remains ancillary and the unit cannot be

used as a separate unit of accommodation. A condition also needs to address the nature of the use being proposed - i.e. an office for residents of the property and with no clients/visitors.

- 7.5 Part of the proposal is to replace the existing roof with a roof of the same maximum height 3.98m and eaves height of 2.4m. The existing roof features a red roofing material; that proposed will be slate effect. The existing roof of the outbuilding is sagging and in need of replacement, and it is considered that the replacement will have no further impact than the existing roof of the outbuilding.
- 7.6 On the basis of the application submission, the proposed use of the outbuilding is considered appropriate as an ancillary use to the host dwelling, and the design and appearance of the replacement roof 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 or character of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposed home office is to be located close to the Northern boundary of the property which backs on to an allotment area to the rear and will be approximately 22m from the properties to the east and west. Given that the existing outbuilding is to be used, it will have no greater impact than existing in terms of built form. In terms of the use proposed, as set out above the home office is intended for occupiers of the host dwelling only, with no clients/visitors. On this basis the use of the home office 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 Policies CS16 and DM10 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed use of the proposal as a home office would have limited and acceptable impact on the character of the area and 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/21/00181 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:

Application Form - Received 19 February 2021

Location Plan - Received 23 April 2021
Block Plan - Received 23 April 2021
Existing Floor Plan - Received 23 April 2021
Proposed Floor Plan - Received 23 April 2021
Justification of use of the Existing Summer house as a Home Office -
Received 21 June 2021
Confirmation of roof height of new roof - Received 21 June 2021

Reason: - To ensure provision of a satisfactory development.

- 3 The outbuilding to be used as a home office hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The outbuilding to be used as a home office shall only be used by persons resident at 43 New Road, and shall not be for use by any non-residents, nor shall there be any business visitors to the home office at any time.
Reason: In the interests of the amenity of the area and having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.