
Site Address:	16 Belmont Grove, Havant, PO9 3PU		
Proposal:	Erection of summerhouse in rear garden.		
Application No:	APP/16/00745	Expiry Date:	23/09/2016
Applicant:	Mr Cook		
Agent:		Case Officer:	Emma Chisnall
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 16 is a semi-detached dwelling situated within Belmont Grove which is characterised by dwellings that are similar in size, style and design. No 16 is situated on level ground and has a moderately sized amenity space to the front which is hard-surfaced for the provision of parking two cars. A garage is connected to the side of the dwelling which provides additional parking. No 16 is constructed of a mixture of red brick and tile hanging with a concrete tiled roof. To the rear the amenity space is moderate in size and consists of an area of patio from the rear of the dwelling with the rest used as lawn. The boundary curtilage is surrounded with 1.8m timber fencing with hedging and trees present to the north providing additional screening.

2 Planning History

None

3 Proposal

Erection of summer house in rear garden.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

None

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: 1

Summary: Concern has been raised over the height of the proposed development as this will be higher than the shared boundary fence.

Officer Comment: Comments will be discussed within section 7 of the 'Planning Considerations' part of the report.

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 character of the area
- (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. In principle the development is considered acceptable subject to planning conditions.

(ii) Impact upon the character of the area

The works proposed to No 16 will be positioned at the back of the dwelling and would therefore be hidden from the public realm. The summer house is proposed to be built to 3.9m high and will be positioned on a raised patio which will increase the overall height however it is felt that as the development is single storey and will be positioned within the rear amenity space that it should be mostly screened by No 16 itself and therefore would not be viewable from the streetscene. This should ensure that the character of No 16 is maintained and the visual amenity from Belmont Grove Road is protected.

The design of the proposed summer house is considered acceptable for this type of development but it is noted that it is proposed at a larger scale than normally expected of a domestic summer house. Following a site visit it was evident that other dwellings within Belmont Grove Road have constructed larger scale developments for garages and outhouses to the rear so it is not felt that the development at No 16 would look out of place nor set the precedent for this type of development. Due to the amenity space available to No 16 the proposed summer house should not appear over-bulky nor significantly obtrusive.

The materials proposed to be used are considered to be fairly typical of this type of development however details of the external concrete weather board cladding have not been submitted and therefore the decision will be conditioned so that material specifications and samples are provided to the Local Planning Authority for approval prior to building work commencing.

(iii) Impact upon residential amenity

Concern has been raised by the neighbouring dwelling that the development will appear large in size due to the height of the summer house. The comments mention that the shared timber boundary is approximately 1.8m high so the increased 2.1m would cause a significant visual impact from No 14. Following a site visit it was considered that No 14 would be impacted by the proposed works however it was felt that efforts had been made to address this within the proposal.

The development is proposed to be set away from the shared boundary with No 14 and the design of the roof is to be hipped away from the neighbouring dwelling. These measures create a softer appearance than if the development had been set alongside the boundary with a gable roof. A site visit was also performed to No 14 to assess the potential impact and it was noted that No 14 have developed along the shared boundary themselves and due to this there is further distance created between the amenity space of No 14 and the proposed summer house to No 16. It was therefore felt that on balance the summer house would not create significant enough harm to warrant a refusal of planning permission. Both windows and doors are proposed to be on the opposite side of No 14 which should protect privacy levels and prevent over-looking and due to the position of the summer house in the garden it is considered light levels would not be restricted either. Therefore the development can be considered acceptable.

It is felt that the neighbouring dwelling to the west (No 18) should remain unaffected by the proposed works due to the summer house being positioned acceptably away from the shared boundary and that the boundary is of a significant height to provide adequate screening of the development. It is felt that the proposed window and door should not cause over-looking nor a loss of privacy due to the distance between dwellings and that the summer house is single storey in height. Therefore the development can be considered acceptable.

8 Conclusion

No 16 Belmont Grove has adequate amenity space for the proposed summer house. The space available should ensure that there is only a minimal loss to the residential amenity of the neighbouring dwelling and a minimal loss to the character of the area. Therefore the proposal is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00745 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 Notwithstanding any description of materials in the application no construction works shall take place until samples and a full specification of the materials to be used externally on the building(s) for the cladding have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the 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:

Ordnance Survey Plan With Proposed Structure: 0100031673

Proposed Side and Front Elevation Plan: Received 28.07.16

Proposed Rear and Side Elevation Plan: Received 28.07.16

Reason: - To ensure provision of a satisfactory development.