
Site Address:	9 Lone Valley, Waterloooville, PO7 5DZ		
Proposal:	Demolition of existing garage and workshop and erection of log cabin.		
Application No:	APP/16/00747	Expiry Date:	19/09/2016
Applicant:	Mrs Inman		
Agent:		Case Officer:	Harriet Pitney
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached bungalow with cream rendered elevations and a concrete tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway which provides offroad parking for approximately 2 vehicles. To the south of the property there is a shared access which services the existing single storey garage to the rear of the property as well as other adjacent properties within Lone valley.

The rear garden is laid to lawn and enclosed by a timber close boarded fence approximately 2 metres in height. The rear boundary currently comprises the existing single storey garage and workshop subject of this application.

The area is residential in nature with a medium density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

98/63139/000A - Single storey rear extension, PERM,15/04/1998

98/63139/000B - Roof extension to create gable end providing roof space accommodation, REF,15/04/1998

98/63139/001 - Dormers to front and rear, PERM,05/02/1999

98/63139/000 - Roof extension to create gable end providing roof space accommodation, REF,15/04/1998

3 Proposal

This application is for the demolition of the existing garage and workshop and the erection of a log cabin.

4 Policy Considerations

National Planning Policy Framework

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

5 Statutory and Non Statutory Consultations

Not required for this application

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

A- Noise nuisance as a result of the log cabin- This does not form a material planning consideration and is a matter for Environmental Health to pursue.

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 to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposed log cabin would not be visible from the streetscene of Lone Valley and is therefore unlikely to result in any significant impact on the visual amenity of the surrounding locality. The existing single storey garage is considered to be in an

dilapidated condition, therefore the demolition of the existing structure and the erection of the replacement log cabin is considered to be an improvement, enhancing the appearance to the rear of the property.

Notwithstanding the above, the proposed structure is considered to be acceptable in terms of its size and design and is therefore considered compliant with Policy CS16 of Havant Borough Councils Core Strategy, 2011.

(iii) Impact upon residential amenity

The existing single storey garage is currently accessed via the shared access located immediately to the south of the application site and forms the rear boundary to the site. Whilst it is noted that the proposed demolition of the existing structure will result in the removal of the rear boundary, it is the applicants intention to erect a new replacement boundary no more than 2 metres in height to screen the replacement log cabin from the public realm.

Given the proposed location of the log cabin, being sited to the north/west corner of the rear garden and acknowledging that a structure of a slightly larger scale currently exists in this location, it is not considered that the proposal would result in any loss of light, privacy, outlook or overlooking to the surrounding or adjacent neighbours. On this basis, the proposal is not considered to result in any negligible impact upon neighbour amenity and is considered to accord with the principles and objectives of Policy CS16 of Havant Borough Council's Core Strategy, 2011.

One letter of objection was received in relation to this application, however, this related primarily to noise nuisance as a result of the proposed structure. As discussed above, this does not form a material planning consideration and can not be considered as a reason for refusal.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00747 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 structure hereby permitted shall be occupied solely for purposes incidental 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 has insufficient amenity space to be occupied separately from the main dwelling and having due regard to policies

CS16 and DM13 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:

Location plan- received 19th July 2016

Block plan- received 25th July 2016

Existing and proposed plans- received 19th July 2016

Proposed log cabin details- received 19th July 2016

Reason: - To ensure provision of a satisfactory development.