
Site Address:	Havant Mens Shed, Fraser Road, Havant, PO9 3EJ		
Proposal:	Erection of wooden storage shed.		
Application No:	APP/16/00448	Expiry Date:	22/06/2016
Applicant:			
Agent:	Mr J Worley	Case Officer:	Harriet Pitney
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located on the South side of Fraser Road opposite the Rugby Club and sports ground building. To the west of the site is a car park and the St Johns Ambulance Headquarters and to the north is the existing Scout Hut. To the east and south of the application site is a domestic residential dwelling.

The application site comprises a detached single storey building with a pitched roof and brick built elevations partially rendered to the side elevation. The site is currently occupied by The Havant Mens Shed Association.

2 Planning History

02/61352/000 - Demolish and rebuild Scout Hut, PERM,04/10/2002

3 Proposal

This application is for the erection of a wooden storage shed measuring 4.35 metres in length and 2.3 metres in height.

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

FAO Estates Manager, Corporate Group

No objection

FAO Mr P Marshall, Development Engineer

No adverse comments

Environmental Health Manager, Community Group

No adverse comments

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: 7

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

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
- (iv) Impact on trees

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The proposal is set away from the street scene of Fraser Road and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, It is important to note that the proposal could have been constructed under the Permitted Development criteria in terms of its size and scale, however, an application has been submitted in this instance as the application site does not benefit from Permitted Development rights.

It is considered that the development as proposed would accord with the

principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

No letters of objection were received in relation to this application. The proposal is to be located to the south west corner of the application site which is currently under utilised land, abutting the rear boundary of 63 Ingledene Close. The existing boundary treatment comprises a timber fence approximately 2 metres in height and a number of well established trees to the southern boundary. A galvanised steel means of enclosure exists to the western boundary which provides screening of the proposal from the public realm. It is therefore considered that the development would not result in any negligible impact on the neighbouring properties adjacent to and surrounding the application site.

(iv) Impact on trees

It was noted at the time of the initial site visit that there are a number of well established trees to the southern boundary. Whilst it is noted that none of the trees are covered by a Tree Protection Order, clarification was sought from the applicant (given their presence within the existing streetscene) to confirm whether the proposal would be likely to impact or result in any damage to these trees. The applicant has confirmed that the proposed shed is to be sited on an existing concrete base with some additional paving slabs resting on the existing ground and therefore no engineering or excavation works are required.

8 Conclusion

The proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00448 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 Compulsary Purchase Act 2004.

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

Location plan- received 27th April 2016

Block plan- received 27th April 2016

Photographs submitted detailing shed specification- received 27th April 2016

Proposed shed dimensions- received 27th April 2016

Reason: - To ensure provision of a satisfactory development.

