
Site Address:	39 Woodcroft Lane, Waterlooville, PO8 9QB		
Proposal:	Raised garden decking and BBQ area (as existing) with possible reinstatement of decking following demolition of adjacent garage.		
Application No:	APP/15/01116	Expiry Date:	07/12/2015
Applicant:	Mr Cooper	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

39 Woodcroft Lane is a medium sized detached bungalow which has amenity space to the front and back of the dwelling. The planning application has been submitted retrospectively for a garden decking area which is already in place that exceeds permitted development rights. The decking is located at the rear of the dwelling in the south-west facing garden which shares a boundary with No 41 and Meadowlands Infant and Junior School.

The decking area covers a large part of the garden and has been raised from the ground so that steps are required to access it. The ground itself is level and the boundary height from the floor is approx 1.6m high which is made up of fencing around the rear curtilage. When stood on the decking the boundary is lower and approx 1m high.

The garage which lies adjacent to the decking is likely to be demolished due to its current state. This could result in the existing decking needing to be part removed and/or replaced due to its close proximity to the existing garage. It is acknowledged that this could be the case and that plans have been submitted as to how the decking would be reinstated.

2 Planning History

06/71314/000- Room in roof with side dormer- Permitted
GEN/14/00870- TPO replacement on 1No Oak
GEN/15/00867- Rebuild Garage
GEN/15/00956- TPO Enquiry

3 Proposal

Raised garden decking and BBQ area (as existing) with possible reinstatement of decking following demolition of adjacent garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency Comment:

No adverse comment in regards to the application.

Arboriculturalist Comment:

In this instance we will not require any further supporting arb information.

Engineering/Drainage Comment:

No adverse comment in regards to the 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: 2

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Impact on Oak tree

- (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. This planning application is for retrospective planning permission for an area of garden decking which is currently in place and has been in place for approx 4 years. It is currently too high to be classified as permitted development and retrospective planning permission is therefore sought.

(ii) Impact upon the character of the area

Although the decking takes up a large area of ground the garden has enough amenity space to accommodate it well. The decking itself is neat and simple in design and is set away from the main dwelling so it does not seem over-bearing. As the decking is located in the garden space the overall appearance does look in keeping with the character of the area.

(iii) Impact upon residential amenity

Although the boundary is lowered when stood on the decking it is considered this does not cause any significant over-looking or loss of privacy to the neighbours due to the distance between the sites. The north elevation is well screened by the mature oak tree and along the boundary line of No 41 there is a garage which provides additional screening between the decking and amenity space of No 41.

The Meadowlands Infant and Junior school is set back away from the curtilage at No 39 and coupled with the tree also providing screening it is considered this would ensure that no loss of amenity would impact the school.

(iv) Impact on Oak tree

The decking if required to be replaced would utilise the existing posts and there would therefore result in no additional impact on the Oak tree.

8 Conclusion

The property occupies a plot with generous space to the rear. The curtilage can accommodate the decking to the size and scale developed without compromising the private amenity space of the neighbouring dwelling and school or character of the area. The Oak tree should not be harmfully impacted. The application can therefore be recommended for approval

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01116

(A) 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:

Refurbishment Zone Plan: Drawing No PD:- 06
Plan View Existing Decking Plan: Drawing No PD:-02

Location Plan: Drawing No LP:01
Existing Site Plan: Drawing No PD:-01
Existing Steps Plan: Drawing No PD:-04
End Views Existing Deck Plan: Drawing No PD:-05
Side Views Existing Deck Plan: Drawing No PD:-03
Plan View Existing Decking; Drawing No PD:-02

Reason: - To ensure provision of a satisfactory development.