
Site Address: 14 Daffodil Way, Havant, PO9 2FA
Proposal: Installation of cabin to rear garden. (Retrospective).
Application No: APP/16/00243 Expiry Date: 03/05/2016
Applicant: Mrs Nicole Wright
Agent: Case Officer: Karen Wooden
Ward: St Faiths

Recommendation: **GRANT PERMISSION**

1 Site Description

14 Daffodil Way is a modern semi detached property located in a brand new development in Denvilles.

2 Planning History

APP/12/01222 - which included the following condition restricting permitted development:

Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A/D/E and F of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) England) Order 2008, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the character and amenities of the development having due regard to policy CS16 of the Havant Borough Local Plan Core Strategy 2011 which forms part of the Local Development Framework, and the National Planning Policy Framework, March 2012.

3 Proposal

The application has been submitted retrospectively and seeks the retention of a cabin to the rear garden. The cabin measures 3m x 3.8m with a maximum roof height of 2.5m. The cabin is of timber construction with double glazed fenestration and has been painted Eggshell Blue.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

This is a retrospective application and the cabin is already sited - no 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: 3

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 streetscene
- (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.

(ii) Impact upon the streetscene

Whilst the cabin is visible from the streetscene from the north elevation, the pitched roofs of several sheds are also visible. These are framed by a back drop of trees which softens the visual impact. Therefore it is considered that the cabin is not detrimental to the streetscene and accords with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

No objections have been received with regard to this application. The cabin is situated in the south west corner of the plot close to the boundary with No. 16 Daffodil Way. The doors and window of the cabin face west towards the application site garden, therefore avoiding any loss of privacy to the neighbouring property.

It is considered that although the cabin measures 3.8m x 3m, the remaining garden is adequate for a property of this size. Should the current or any potential owners wish to

remove the cabin in the future this could easily be achieved as the cabin is of timber construction.

The cabin does not exceed 2.5m in height and it is not considered that it will cause any overshadowing to the neighbouring properties, therefore complying with policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

- 8.1 Had the permitted development rights not been removed for this property, a cabin of these dimensions could have been constructed without the need for planning permission. The proposal is considered to be acceptable and in accordance with policy CS16 of the Havant Borough Core Strategy and therefore it is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00243