
Site Address:	13 Masefield Crescent, Waterloooville, PO8 8JT		
Proposal:	Installation of garden shed and workshop.		
Application No:	APP/16/00245	Expiry Date:	02/05/2016
Applicant:	Mr James Predeth		
Agent:	Mr Anthony Kanavan	Case Officer:	Karen Wooden
	Kanavan & Wingfield		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey semi detached house with a hung tiled roof and elevations comprising yellow brick and brown cladding. The property benefits from an extension to the rear.

The streetscene comprises of a mix of one and two storey detached and semi detached properties.

2 Planning History

97/60195/001 - Single storey rear extension, PERM,27/01/1998
95/60195/000 - Single storey front extension., PERM,
07/60195/002 - Replace conservatory roof with tiled roof., PERM,02/07/2007

3 Proposal

Installation of garden shed and workshop. The initial application showed the structure to have a pitched roof with a maximum height of 3m, and an eaves height of 2m. When carrying out the site visit it was noted that works had commenced prior to permission being issued. When discussing this with the applicant he advised that he would now like the workshop to have a flat roof. An amended plan has subsequently been submitted showing the maximum height of the workshop to be 2.5m.

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

Open Space Society

No comments received.

Countryside Access Team

Initial consultee response (07.04.16)

'The definitive line of Havant Footpath 9 runs through the site and needs to be kept free from obstruction: technically we should object to this application'.

After a verbal discussion with Hampshire County Council Countryside Services it was agreed that this footpath could not still be in existence as it runs through several buildings within the vicinity, and ideally this footpath should be extinguished, although this would require the submission of an application. We then received the following revised comments:

'Further to our response of 7 April, we have no objection to this application. We would however suggest that an advisory note be included in the Decision Notice advising the applicant of the existence of Havant Footpath No. 9 through the property. Although this has self-evidently not been in public use for many years, it remains recorded as a right of way, a factor which might be identified in a Search when the property is next put up for sale.

Should this application be approved, it may represent an opportunity for the applicant to apply to the Planning Authority for an extinguishment of the route. (Informative has been added).

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: 6

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) Appropriateness of design
- (iii) Effect on neighbouring properties

- (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) Appropriateness of design

The outbuilding is located in the north corner of the rear garden and has been constructed using similar materials to those of the existing dwellinghouse.

Due to the workshop being located at the rear of the property it is not visible from the public domain and therefore will not cause a detrimental affect on the streetscene.

Following the amendment from a pitched roof to a flat roof, the overall height of the workshop will now fall within the tolerances of 'Permitted Development'.

(iii) Effect on neighbouring properties

No objections have been received in relation to this application. The door and window have been located on the west elevation and will therefore overlook the garden of the application site, avoiding any overlooking into neighbouring properties. The plans show that no part of the workshop will project over the curtilage of the property without receiving prior approval from the owners of neighbouring properties.

The location and height of the workshop will not result in significant overlooking or overshadowing and therefore complies with policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

The scale, siting and design of the workshop are considered to comply with policy CS16 of the Havant Borough Core Strategy 2011, and following the reduction in height, the workshop could have been constructed under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015. Therefore this application is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00245 subject to the following conditions

- 1 The external materials used shall match, in type, colour and texture, those of the existing building so far as practicable.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 The development hereby permitted shall be carried out in accordance with the

following approved plans:

Amended proposed plan - 2301:1a

Reason: - To ensure provision of a satisfactory development.