
Site Address:	41A Hulbert Road, Havant, PO9 3TA		
Proposal:	Erection of a log cabin style garden shed.		
Application No:	APP/16/00114	Expiry Date:	01/04/2016
Applicant:	Mrs Hall	Team:	Team 1
Agent:		Case Officer:	Bee Crawford
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a recently constructed bungalow accessed via an open private drive from Hulbert Road. It has a grey tiled pitched and hipped roof and elevations of red multibrick. The site is level and the garden is mainly laid to lawn with a patio area and shed, enclosed to all boundaries by 1.8 metre high fencing.
- 1.2 Rear gardens of detached properties in Hulbert Road are to the north and east and two storey semi-detached properties in Matthews Close are to the south and rear (west). The area is of medium density with a mixture of two storey detached and semi-detached properties of similar and individual age, style and design.

2 Planning History

- 2.1 Permitted development rights were withdrawn in condition 9 of planning permission APP/10/00802 under which the property was built, hence the requirement for planning permission.

3 Proposal

Erection of a log cabin style garden shed in north east corner of garden. The proposal falls within the criteria of permitted development, but the original planning permission was subject to a condition restricting development.

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

None.

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

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed log cabin would be situated close to the property which is accessed via a private drive, would not be visible from the public realm and subsequently have no impact on the existing streetscene. It is considered the development, which requires planning permission due to a restrictive condition would not compromise the amenity area of the property and the remaining garden is considered to be adequate. The design and appearance of the building is deemed appropriate in context to the main dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the proposal would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 There are no windows in the rear or side elevations of log cabin and the front elevation is approximately 15 metres from the boundary with the properties to the rear of the site. The distance between the closest corner of the cabin to the rear boundary fence of the garden of number 43 Hulbert Road is around 0.7 metres, it then projects away from this boundary. The existing 1.8 metre high fencing provides good screening with the maximum height of the cabin 2.48 metres. It is noted a restrictive condition on the original planning permission has triggered the need for planning permission.

- 7.5 It is therefore considered that the proposal would not lead to any loss of light, overlooking, or appear overbearing and have negligible impact on the properties immediately adjacent to the application site, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). No objections were received with respect to the scheme.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00114 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials to be used for the log cabin hereby approved shall be as stated within the planning application unless the Local Planning Authority gives prior written approval for any variation.
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.
- 3 The log cabin hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever, or as a separate unit of accommodation.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Plans received 5th February 2016;
Location plan
Proposed site plan
Proposed elevations plan
Proposed floor plan
Illustrative detail

Supporting information

Reason: - To ensure provision of a satisfactory development.