
Site Address:	17 Norden Way, Havant, PO9 4AF		
Proposal:	Erection of summer house (retrospective application).		
Application No:	APP/15/01081	Expiry Date:	24/12/2015
Applicant:	Miss S Smith	Team:	Team 2
Agent:		Case Officer:	Harriet Pitney
Ward:	Barncroft		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached brick built two storey dwelling with a room in the roof comprising slate tiles and a single dormer window. The site is level with open vehicular access to the single garage and driveway to the side of the property. The rear garden is laid to lawn and enclosed by a two metre high fence.

The area is residential in nature with a medium to high density of two storey dwellings and blocks of flats adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None Relevant

3 Proposal

This application is for the retention of a timber outbuilding to the rear of the property measuring 3.1 metres in height and 3.6 metres in width. This application was submitted following an investigation by the Councils Enforcement Officer.

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

No consultations

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Concerns raised regarding the proximity of the outbuilding to the boundary fence and potential future maintenance.

Comment: The future maintenance of the outbuilding is not a material planning consideration.

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, 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 of Norden Way and as such will not have any significant impact visually on the character and appearance of the area.

Notwithstanding the above, the development is of an appropriate scale and design and respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy. It is considered that the development would not result in any adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

One letter of objection was received relating to future maintenance of the fence, however, this is not a material planning consideration. The existing boundary treatment provides screening of the outbuilding from the public realm and it is therefore considered that the development would have negligible impact on the properties surrounding the existing dwelling.

8 **Conclusion**

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

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01081 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location Plan- received 29th October 2015
Floor Plan- received 29th October 2015
Front and rear elevations (Slate roof on breathable membrane felt and all walls to be shiplap clad with Marley Cedral Weatherboard)- received 29th October 2015
Side elevations (Slate roof on breathable membrane felt and all walls to be shiplap clad with Marley Cedral Weatherboard)- received 29th October 2015
Dimensions- received 29th October 2015.
Reason: - To ensure provision of a satisfactory development.