
Site Address:	42 Bosmere Gardens, Emsworth, PO10 7NP		
Proposal:	Retention of timber summerhouse.		
Application No:	APP/15/00862	Expiry Date:	16/10/2015
Applicant:	Mrs A Reilly	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached property with a brown tiled pitched roof and elevations of red multibrick. The site is level and the rear garden is mainly laid to lawn with some shrubs and is enclosed by 1.8 metre high fencing and a wall.
- 1.2 The adjoining two storey semi-detached property is to the east, a pair of two storey semi-detached dwellings lie to the west (slightly offset from the application site) and the garden of a property in Ernest Close is to the rear. The area is of medium density of predominantly two storey semi-detached properties of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the retention of a detached timber summerhouse to the rear of the property of 3.93 metres in depth, 4.22 metres in width with a pitched roof and gable feature to a height of 2 metres to the eaves and 3.3 metres to the ridge. The application was submitted following an investigation by the Council's Enforcement Officer. At the time of the Officer's site visit, decking was being constructed to the front of the summerhouse, although this work falls within the realms of permitted 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: 8

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 detached building is situated at the end of the rear garden of the application site and would not be visible from the public realm, and subsequently have no impact on the existing streetscene. The need for planning permission was triggered due to the height of the summerhouse being 0.8 metres over the 2.5 metre height limit for outbuildings constructed within 2 metres of any property boundary. The design and appearance of the summerhouse is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is judged to be acceptable. It is considered that the development has not resulted in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Due to the height of summerhouse, it is acknowledged that the proposal could be considered to be fairly prominent to the properties to the rear of the application site. However, the existing boundary treatment would provide partial screening, there are no windows in the rear elevation and the pitched design of the roof minimises the mass. It is noted the height of the proposal has triggered the need for planning permission.

- 7.5 No objections were received with respect to the scheme, although as previously stated, the application was submitted following an investigation by the Council's Enforcement Officer. It is therefore considered that the summerhouse 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).

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and it is recommended retrospective permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00862 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 building 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.
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..
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Photographs with dimensions

Reason: - To ensure provision of a satisfactory development.