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|-----------------|-------------------------------------------------------------------------------|---------------|--------------|
| Site Address:   | Springwood Community Centre, 110 Springwood Avenue,<br>Waterlooville, PO7 8BJ |               |              |
| Proposal:       | Erection of timber shed.                                                      |               |              |
| Application No: | APP/15/00623                                                                  | Expiry Date:  | 12/08/2015   |
| Applicant:      | Mrs R Warren                                                                  | Team:         | Team 2       |
| Agent:          |                                                                               | Case Officer: | Bee Crawford |
| Ward:           | Stakes                                                                        |               |              |

Recommendation: **GRANT PERMISSION**

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• **1 Site Description**

- 1.1 The application site is a single storey purpose built community centre with a brown tiled pitched, hipped and barn hipped roof and elevations of red multibrick with associated car parking. There is a slight east west incline to the site which has a garden/ amenity area to the rear enclosed by open metal fencing.
- 1.2 A three storey block of purpose built flats are south of the site, woodland is to the rear, open amenity land to the front and north and a play area is to the east. The area is a modern estate of two storey terraced properties and purpose built flats of medium density.

**2 Planning History**

None relevant to this application.

**3 Proposal**

- 3.1 The proposal is for the construction of a wooden shed to be located at the end of the garden area of 1.83 metres in width, 2.44 metres in depth with a shallow pitched roof to a maximum height of 2.06 metres.

**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**

Property Services Manager

The main concern from an Estates perspective is that the location of the shed should not present a fire hazard (in the event of vandalism) to the existing Community Centre. If the shed were to be located in the position shown on the plans submitted under Planning Application no: APP/15/00623 it is considered that this would be at sufficient distance from the building to avoid presenting such a hazard. In light of this I advise that the Estates Team has no objection to the proposal.

**Environmental Health Manager, Community Group**

No adverse 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: 13

Number of site notices: 1

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 the streetscene and 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 shed would result in a small addition to the site and is required for the storage of toys for the pre-school group at the Community Centre. The design and appearance of the building is deemed appropriate in context to the main building and is considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on the streetscene and neighbouring properties

7.4 The proposal would be visible from the public realm, although the nearest properties are in excess of 25 metres away. It is judged any impact on the streetscene would be negligible and would not result in an adverse impact on the visual amenity of the locality.

- 7.5 The shed would be located within the site and is an appropriate distance away from neighbouring properties. No objections were received regarding the proposal and it is considered that the development would not be detrimental to the amenities of the neighbouring properties in the surrounding area, meeting the requirements of sections 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 is recommended for approval.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00623 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 materials to be used shall be brown stained wood, wood and roofing felt.  
**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 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Location plan  
Block plan  
Illustrative elevation plans x 2  
  
**Reason:** - To ensure provision of a satisfactory development.