
Site Address:	132A London Road, Widley, Waterloooville, PO7 5EW		
Proposal:	Single storey detached garden building.		
Application No:	APP/15/00739	Expiry Date:	27/08/2015
Applicant:	Mr & Mrs Salmon	Team:	Team 1
Agent:	Mr Moyse	Case Officer:	Bee Crawford
	Martin Moyse MRICS		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling with a brown tiled pitched and barn hipped roof and elevations of red multibrick. The site is level and has open vehicular access to the front and a shingle parking area with 3 metre high hedges to both side boundaries. The rear garden is a good size, approximately 40 metres deep and is mainly laid to lawn with shrubs, trees and an area of decking. There is 3 metre high hedging and shrubs to the northern and eastern boundaries and a 1.8 metre high fence to the southern boundary.
- 1.2 A detached two storey property is to the north, a detached chalet style property is to the south and the continuation of the rear garden of number 132 lies to the rear. The area is of low to medium density with a mixture of two storey detached and semi-detached dwellings of individual and similar age, style and design and a terrace of four single storey commercial units.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a single storey detached building in the rear of the garden of 6.6 metres in depth, 8.65 metres in width with a pitched roof to an eaves height of 2.2 metres and a ridge height of 4.8 metres (following the submission of amended plans received .4 August reducing the overall height and pitch of the roof).

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of objection was received from one address raising the following concerns:

- 6.1 Height and siting of building would be overbearing, resulting in loss of outlook and right of enjoyment of neighbouring property and garden.

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 detached building would be situated at the end of the long rear garden of the application site and would not be visible from the public realm, subsequently having no impact on the existing streetscene. The development is a generous size, but it is considered that it can be comfortably accommodated within the extent of the site. Following receipt of amended plans to reduce the height and pitch of the roof, the design and appearance of the building is deemed appropriate in context to the main building 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 Concern has been raised that the height and siting of the proposed outbuilding would be overbearing and could be considered to lead to a loss of outlook and enjoyment of the neighbouring property and garden at number 132 London Road. Although amended plans were submitted proposing a slight reduction in the height and pitch of the roof, the objectors would still like their concerns to be taken into consideration.
- 7.5 The rear garden of the neighbouring property at 132 London Road is adjacent to the application site to the southern and eastern boundaries. The proposal adjoins the northern boundary and there is a distance of 1 metre from the southern boundary and 2 metres from the eastern boundary. It is recognised that the proposal is to be situated within close proximity of the property boundaries and would be fairly prominent to the properties immediately adjoining the application site. However, these properties benefit from sizeable gardens and the building would be 24 metres from the rear of the property at number 132 and 35 metres from the rear of the property at number 134. Therefore the development is considered to be a sufficient distance away from the adjacent properties and whilst there would be a bearing on these properties, the degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.6 A condition restricting the provision of any additional windows, doors or rooflights is recommended to alleviate any future possibility of overlooking and loss of privacy. 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).

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 Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00739 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 shall match in type, colour and texture those on the existing building.
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 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..

- 4 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows/doors or other openings shall be constructed within any elevation and/or roofslope of the building without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No. 01A - Location plan, block plan, proposed floor, elevations and section plan

Reason: - To ensure provision of a satisfactory development.