
Site Address:	40 Beach Road, Emsworth, PO10 7HR		
Proposal:	Erection of summer house.		
Application No:	APP/15/00874	Expiry Date:	08/10/2015
Applicant:	Mr Adams	Team:	Team 2
Agent:	Mr R Davies	Case Officer:	Bee Crawford
	bptw		
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is currently a vacant building plot following the demolition of the former detached bungalow. The site is level, secured by metal gates to the front and consists of a concrete area, uncultivated land, grass and shrubs to the rear which is enclosed by 1.8 metre high fencing and shrubs to the north, a 1.8 metre high fence to the east (rear) and a mature hedge and shrubs to the south.
- 1.2 Detached two storey properties are to the south and opposite, a detached chalet style dwelling is to the north and the large rear garden of a property in Kings Road is to the east (rear). The area is of medium density with a range of large two storey detached properties, chalet bungalows and bungalows of individual and similar age, style and design.

2 Planning History

APP/15/00325 - Demolition of the existing dwelling and construction of 1 No. detached 5 bed house, permission granted 29/06/2015 but not yet implemented.

3 Proposal

- 3.1 The proposal is for the construction of a summer house in the rear garden of 4.9 metres in depth (including a 1 metre porch projection), 7 metres in width with a pitched roof to an eaves height of 2.5 metres and a total height of 3.85 metres. At the time of the Officer's site visit the existing property had been demolished.

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

Arboriculturalist

The submitted tree protection plan appears adequate and should be conditioned - drawing number 14-347 D113. T1 Beech requires fencing as per drawing to BS5837:2012.

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: 1

1 letter of objection was received from one address raising the following points:

- 6.1 Incorrect details on drawing 14-347 D111 regarding tree.
- 6.2 Summerhouse should not be used as sleeping/living accommodation.
- 6.3 Microwave antenna not be erected on the building or in the immediate area.
- 6.4 Building control query.
- 6.5 Work should only be undertaken between hours of 0800 and 1800.
- 6.6 Noise and dust kept to a minimum.
- 6.7 Noise and vibration kept to a minimum.
- 6.8 Plant and machinery noise kept to a minimum.
- 6.9 Disposal of materials.
- 6.10 Contractor parking and staggering of material deliveries.
- 6.11 Associated smoke and fumes emissions.

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 summerhouse is to be situated at the end of the rear garden of the application site and would ultimately be screened by the replacement dwelling. It would therefore not be visible from the public realm, and subsequently have no impact on the existing streetscene. The development is of a reasonable size which can be comfortably accommodated within the extent of the site, and requires planning permission due to its height, . The design and appearance of the building is deemed appropriate in context to the proposed main building permitted under APP/15/00325 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 The properties to the north and south of the application site are situated on plots of a similar depth and the proposal would be approximately 1 metre from the northern boundary, 5.5 metres from the southern boundary and in excess of 40 metres from the properties to the rear. Windows and a door are in the southern elevation only and the rear elevation of the property to the south is approximately 20 metres away. There are no windows in the side or rear elevations and the pitched and hipped design of the roof would minimise the mass. The development is therefore deemed to be a sufficient distance away from the adjacent properties and the degree of impact is not considered so great as to constitute a defensible reason for refusal. It is noted the height of the proposal has triggered the need for planning permission.

7.5 With respect to the use of the summerhouse, a condition is recommended restricting the use only for purposes incidental to the enjoyment of the dwellinghouse. Details of any proposed microwave antenna would need to be submitted separately to ascertain the need for planning permission as some equipment can be installed within the realms of permitted development. The tree shown on drawing 14-347 D111 may have been removed following the demolition of the bungalow.

7.6 Advice from the Council's Building Control Section should be sought regarding the need for building regulation consent.

7.7 The scale of the development would not typically warrant a condition to control the hours of operation of the construction, contractor parking or the delivery of materials or and it is advised that any concerns regarding associated noise, dust, disposal of materials and smoke and fumes emissions during building works would be an issue for the Council's Environmental Health Section.

7.8 It is 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/15/00874 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended)
- 2 The external materials used shall match those of the existing building so far as practicable
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 summerhouse 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 The development must be undertaken in accordance with drawing number 14-347 D113 to include heras type fencing to protect the beech tree in line with BS 5837:2012.
Reason: Policy DM8 to protect the conservation and enhancement of existing natural features.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg No 14-347 D103 Approved house with proposed summerhouse location plan
Drg No 14-347 D106 Approved house with proposed summerhouse site plan
Drg No 14-347 D111 Approved house and proposed summerhouse south elevation
Drg No 14-347 D112 Proposed floor plan
Drg No 14-347 D113 Tree information
Proposed elevations and floor plan
Technical details of summerhouse

Reason: - To ensure provision of a satisfactory development.