
Site Address:	Fox and Hounds, 160 Stakes Hill Road, Waterlooville, PO7 7BS		
Proposal:	External smoking shelter in rear garden.		
Application No:	APP/15/00081	Expiry Date:	20/03/2015
Applicant:	Mr Gregory	Team:	Team 1
Agent:	Mr Flint	Case Officer:	Heather Lealan
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Fox and Hounds Public House is located on the western side of Stakes Hill Road. It consists a large building sited centrally within its plot. To the front of the building is an area of hardstanding for the parking of cars that continues past the northern elevation of the public house to an additional parking area to the rear. A 2m approx CBF separates the rear area of parking from a beer garden and children's play area.

To the west of the children's play area is a residential dwelling. To the south of the beer garden is a residential dwelling located 2m approx from the shared site boundary.

2 Planning History

No relevant planning history.

3 Proposal

- 3.1 External smoking shelter in rear garden. The submitted plans for shelter originally proposed to site the shelter adjacent to the southern site boundary, directly adjacent to a residential dwelling. Following concerns raised by the Case Officer (subsequently supported by EH) amended plans were submitted with a revised proposed siting the shelter directly to the rear of the public house building.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environmental Health Manager

Initial objection removed on consideration of amended plans submitted 11 March 2015.

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: One

Statutory advertisement: Not applicable.

Number of representations received: None

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 where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The shelter would not be visible from the road being sited to the rear of the public house. The proposed structure is considered to be appropriately designed and sited and not to result in visual detriment.

(iii) Impact upon residential amenity

The Public House lies within a predominantly residential area. The proposed shelter would be sited away from the site boundaries that are shared with residential plots and to the rear of the existing public house. As such the proposal is not considered to result in loss of residential amenity.

8 Conclusion

8.1 The proposal is acceptable and recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00081 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed and Existing Elevations, Roof Plan and Site Layout - Drwg No. CFA FULL 01 rev 01 received 11 March 2015

Reason: - To ensure provision of a satisfactory development.