
Site Address:	49 Southleigh Road, Havant, PO9 2QQ		
Proposal:	Erection of wooden single storey outbuilding to rear of property, following demolition of existing outbuilding.		
Application No:	APP/15/00148	Expiry Date:	01/04/2015
Applicant:	Mr Harris	Team:	Team 1
Agent:		Case Officer:	Daniel Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

No.49 is accessed via a small side road leading off Southleigh Road. It passes No.47 which sits between No.49 and Southleigh Road.

Neighbouring dwellinghouses are located both north (No.27 & 29 Denvilles Close / No.51 Southleigh Road) and east (No.47 Southleigh Road). Gardens, and standard 1.8 metre close board fencing separate all of these dwellings, as well as interspersed hedgerows.

In the approximate location of the proposed new structure exists a shed of timber construction which is of similar height to the proposed.

2 Planning History

00/65037/000 - Erection of wooden single storey outbuilding to rear of property, following demolition of existing outbuilding

3 Proposal

This application seeks permission for a replacement single storey wooden outbuilding, and the repositioning of an existing single width garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None Applicable

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: 16

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Summary:

- Concern over removal of existing boundary hedge on north side
- Concern over the bulk of the proposed garage being closer northern neighbour
- Complaint over boundary location

Comment:

- The applicants have stated that the screening hedge will remain in situ
- The garage is permitted development and therefore its location cannot be influenced through this application.
- The development is located within the red line plan, and the subject of boundary location is a civil dispute, which cannot be answered through the planning process.

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 proposed location for both structures is entirely obscured from the public domain, therefore reducing any potential impact.

(iii) Impact upon residential amenity

The repositioning of the exiting garage is partly subject to one of the objections, however its dimension accord with those permitted under householder permitted development rights and therefore while the comments are noted, this application cannot affect this structure.

Notwithstanding the garage, the proposed outbuilding is subject to planning permission and has not directly been objected to. An existing wooden outbuilding

exists in a closer location than the proposed to the northern neighbouring properties. While the repositioned garage will still be close to the north boundary, it is classed as permitted development and as such its location cannot be influenced by this application, the outbuilding will be further away from the objectors property, therefore it is considered that this application results in an improvement over what exists currently.

It is worth noting that the proposed outbuilding is only 30cm higher than what would be permitted under permitted development.

8 Conclusion

It is considered that no additional harm will result from this application gaining approval, and therefore it is recommended that permission be granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00148 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:

49SR Block Plan -2 Proposed, received by the Council 4th February 2015
49SR Block Plan -2A Trees, received by the Council 4th February 2015
Details, received by the Council 4th February 2015
Plan View, received by the Council 4th February 2015
Elevation, received by the Council 4th February 2015

Reason: - To ensure provision of a satisfactory development.