
Site Address:	Stoke House, Northwood Lane, Hayling Island, PO11 0LR		
Proposal:	Erection of garden summerhouse/store to rear. (Retrospective application).		
Application No:	APP/14/00289	Expiry Date:	13/05/2014
Applicant:	Mr Scarratt	Team:	Team 1
Agent:	Mr Walker	Case Officer:	David Eaves
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

Stoke House is a detached modern property with substantial garden. The application is a retrospective application for a summer house which has a brick plinth base and timber clad walls with a slate effect pitched roof which is sited to the rear of the garden with a field behind. There is a willow tree in the adjacent garden and the building appears to be located within the RPA of this tree.

2 Planning History

APP/10/00054 Change of use of garden/hobbies room (formerly garage) for part time home hairdressing. Permitted June 2010

3 Proposal

Erection of garden summerhouse/store to rear. (Retrospective application).

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

County Archaeologist:

Given the small scale of the development there are no archaeological issues in this instance.

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: N/A

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) Effect on Character and Appearance of the area
- (iii) Effect on neighbouring properties
- (iv) Effect on tree

(i) Principle of development

7.2 The site lies outside the built up area, however the proposal is for a small ancillary domestic outbuilding within the residential curtilage of the property and the development is considered to be acceptable in principle.

(ii) Effect on Character and Appearance of the area

7.3 The modest building is considered appropriate to its garden setting and is not considered to have a significant impact on the character and appearance of the area.

(iii) Effect on neighbouring properties

7.4 The building is set well away from the adjacent dwelling houses (Bernard House and Carrick House). It is relatively modest and the use would be ancillary to the main dwelling. It is not considered that the building and its use are likely to have a harmful impact on the residential amenities of adjoining residents.

(iv) Effect on tree

7.5 The building is sited relatively close to a willow tree in the adjacent property Bernard House. Ideally the development would have been accompanied by an arboricultural impact assessment, however the works have already been carried out. Given the scale of the development and its relatively light weight design it is considered unlikely that significant impacts on the adjacent tree would have occurred. It should be noted that the tree is relatively unrestrained in term of its root spread.

8 Conclusion

8.1 In conclusion, the garden summer house/store is considered to be acceptable in

principle and has a limited and acceptable impact on the character and appearance of the area and neighbours residential amenities. The proposal is not considered to compromise the adjacent tree.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/00289

(A) subject to the following conditions

- 1 The development hereby permitted shall be used as a garden summer house/store ancillary to the use of Stoke House as a dwelling house and for no other purpose.

Reason: In the interests of the residential amenities of adjacent residents and the character of the area having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Location Plan Serial Number 01574600

Site Plan Serial Number 01574500

Plan, Section and Elevations received 18th March 2014

Reason: - To ensure provision of a satisfactory development.