
Site Address:	2A Newlands Road, Waterloooville, PO7 5NF		
Proposal:	Erection of modular storage unit to rear garden.		
Application No:	APP/14/00115	Expiry Date:	21/04/2014
Applicant:	Mr Woodhead	Team:	Team 1
Agent:	Mr George	Case Officer:	Stephen Andrews
	Workwith-U Ltd		
Ward:	Stakes		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site comprises a single storey bungalow located on the south eastern side of Newlands Road within a suburban setting. The site benefits from direct vehicular and pedestrian access onto Newlands Road, the part of which lying to the front of the site is not made up to adoptable standards. A detached flat roofed garage lies to the rear south eastern corner of the site; otherwise the rear garden area, which is a little under 10m in depth, is hard surfaced and has no natural features of note.
- 1.2 Adjoining the site to the south east and south west are the rear gardens of properties in Alsford Road. No 16 Alsford Road in particular adjoins the side boundary of the application site's rear garden, which is denoted by a low level timber panel fence - the garden depth of No 16 is approximately 12m. The garden of No 14 Alsford Road runs beyond the rear garden boundary of the application site, which is denoted by a low level timber panel fence surmounted by trellis. The garden of No 14 is deeper than the application site, at approximately 28m, and features a large detached outbuilding at its northern end, which lies broadly behind the garage of 2A Newlands Road.
- 1.2 Dwelling types in the vicinity vary in scale and style, and include bungalows, chalet bungalows and two-storey houses. Typically they are detached or semi-detached in nature.

2 Planning History

- 2.1 No. 2A Newlands Road was constructed pursuant to the following planning permission:

99/56500/004

Construction of detached 3 bed bungalow with new access onto Newlands Road.
Permitted 7 October 1999.

3 Proposal

- 3.1 The application proposes the construction of a detached modular building for domestic storage purposes within the rear garden area, in an 'L-shaped' configuration adjoining the south eastern and south western boundaries of the site - with a gap of 500mm from each boundary allowed for to enable access for maintenance. That part adjoining the boundary with No 14 Alsford is to be 9.5m in length, with a width into the site of 3.028m and a height of 4m. That part adjoining the boundary with No 16 Alsford Road is to be 8.828m in length, with a width into the site of 3.028m and height of 4m.

- 3.2 A notable feature of the design of the building is its monopitched roof design, with the pitched roof facade facing into the rear garden of the application site and the elevations facing Nos 14 and 16 Alsford Road therefore comprising a 4m high wall. Also of note are the materials proposed - the external walls are to comprise a proprietary cladding panel system of brick red colour, the roof a Decra roofing system.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) 2011

- CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Design Guide Supplementary Planning Document 2011

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

5 Statutory and Non Statutory Consultations

Not applicable for a development of this type

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: 2

Summary:

- 6.1 Concern regarding what is to be stored in the building.
Comment: The Design and Access Statement advises that the building will be used for the storage of non-hazardous goods and materials such as furniture and books.
- 6.2 The property already benefits from a garage which was not agreed by the planning department.
Comment: The detached garage is likely to have constructed under normal permitted development rights

- 6.3 Query as to whether foundations are to be dug - which may exacerbate flooding issues locally
Comment: The application details state that no foundations are required
- 6.4 Proposed building is larger than anticipated and would lead to over-building of the area.
Comment: Agreed
- 6.5 Proposed building would, by reason of its size and height, be an eyesore and would cut down on light and spoil the enjoyment of the garden at 16 Alsford Road.
Comment: It is agreed that the development would have an adverse impact upon this adjoining neighbour.

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 on the character and amenities of the area
- (iii) Impact on the amenities of adjoining residential properties

(i) Principle of development

- 7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on the character and amenities of the area

- 7.3 The proposal the subject of this application would lie within the rear garden of 2A Newlands Road and as such would principally form part of the character of the rear garden settings of dwellings in the surrounding area. In this regard, it is noted that the rear garden of 2A Newlands Road is modest in depth - being just below the 10m rear garden depth advised as appropriate for family housing in the Council's adopted Borough Design Guide (para 5.05), and substantially less than the garden depths of the majority of other properties in the immediate neighbourhood. The development the subject of this application would introduce a new building into this context, which would visually 'wrap around' the remaining open boundaries of the rear garden (the other boundaries to the rear garden comprising the existing dwelling and existing garage serving No 2A). It would take up approximately 45% of the current rear garden area, leaving a remaining garden depth of a little over 5m, and would result in the property presenting a virtually unbroken built-up character - when taken together with the existing dwelling and garage - to all sides of this rear amenity space.

- 7.4 This loss of openness about the rear garden area would be accentuated by the design and character of the new modular building, which would present walls of 4m high brick red cladding panels to the adjoining gardens - materials which are more commonly found on commercial buildings and whose size and palette would mean that the building would be clearly visible in views across the surrounding residential area.

- 7.5 It is therefore concluded that the layout, height, materials and design of the new modular building would result in the site exhibiting an incongruous and overdeveloped

character, out of keeping with its more spacious residential setting. This would be at odds with the intentions of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide 2011, and the National Planning Policy Framework 2012, all of which look to new development to achieve high standards of design which respond positively to the context and character of an area.

(iii) Impact on the amenity of adjoining residential properties

- 7.6 It is considered that the impact of the development described in paragraphs 7.3 -7.5 above will inevitably result in the proposed development adversely affecting the general outlook of residential properties in the vicinity of the site - views are readily available across the rear gardens of Alsford Road properties and whilst some outbuildings are present in that context, notably the garage of No 2A and the outbuilding to the rear of No 14 Alsford Road, they are not of a scale that dominates their respective plots in the way that the proposed modular building would.
- 7.7 That said, it is considered that the proposal will also have a more immediate impact upon the amenities of the two properties directly adjoining the proposed site of the new building, Nos 14 and 16 Alsford Road, by virtue of the lack of screening of the building from their private amenity spaces. The existing fencing surrounding the rear garden is acknowledged in the application to be less than 1.5m in height, with no natural screening supplementing this. As a result both adjoining gardens will be faced by a visually dominant 4m high wall of cladding panels within 500mm of their respective boundaries and running for significant distances along those boundaries - 9.5m in the case of No 14; 8.828m in the case of No 16.
- 7.8 The situation is particularly pronounced for No 16, where the new building will lie along the majority of its rear boundary and where its modest rear garden depth will do little to mitigate the direct visual impact of the new building.
- 7.9 It is therefore concluded that the layout, height, materials and design of the new modular building would also give rise to the development appearing overbearing, and as a result harmful to the outlook of those adjoining properties. This would be at odds with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, which looks to new development to not cause harm to the amenities of neighbouring properties.

8 Conclusion

- 8.1 The proposed development, by reason of its layout, height, materials and design, would give rise to an incongruous building on the application site which would result in the site appearing overdeveloped and cause harm to the amenity of adjoining residential properties. Consequently the application is recommended for refusal.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **REFUSE PERMISSION** for application APP/14/00115 for the following reasons:

- 1 The layout, height, materials and design of the new modular building would result in the site exhibiting an incongruous and overdeveloped character, out of keeping with its more spacious residential setting. This would be contrary to the objectives of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary

Planning Document 2011, and the National Planning Policy Framework 2012, all of which look to new development to achieve high standards of design which respond positively to the context and character of an area.

- 2 The layout, height, materials and design of the new modular building would give rise to the development appearing overbearing, and as a result harmful to the outlook of adjoining residential properties; particularly No/s 14 and 16 Alsford Road. This would be contrary to the objectives of Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, and the National Planning Policy Framework 2012.