
Site Address:	3 Gloucester Road, Waterlooville, PO7 7BJ		
Proposal:	Construction of an open sided timber structure to side.		
Application No:	APP/14/00413	Expiry Date:	11/06/2014
Applicant:	Mr Tucker	Team:	Team 1
Agent:		Case Officer:	Penny Ware
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Gloucester Road is a residential cul-de-sac in Waterlooville. The cul-de-sac contains pairs of regularly spaced, two storey, semi-detached dwellings. The properties are set back from the front of their plots and have front gardens, several of which incorporate areas for parking cars. The majority of the properties within Gloucester Road do not have physical means of enclosure at the front of their plots, although a couple have hedges, and as a result Gloucester Road is primarily of an open character.
- 1.2 No 3 Gloucester Road is a 2 storey semi-detached property with an integral garage and benefits from a part two storey, part single storey side extension permitted in 2008. The property is set back from the front of the plot by approximately 5 metres with a hard standing providing parking for three cars. Boundary treatment consisting of 1.8m high timber fence panels set in concrete posts with a side pedestrian gate exist between the existing single storey side extension and the boundary of the plot with the adjacent residential property to the west. The remaining land to the front of the property is laid to lawn, screened from the side (west) and front (north) boundaries by mature conifer hedging which exceeds 2 metres in height.

2 Planning History

- 2.1 08/73044/000 Part two storey, part single storey side extension. Permitted 22 October 2008
- 2.2 Receipt of this current application followed an enquiry raised with the Planning Enforcement Team regarding the commencement of work to provide an open sided timber structure to the side of the property. Following a visit by the Planning Enforcement officer work ceased on the structure and the owners submitted this application for consideration and formal determination.

3 Proposal

- 3.1 This application seeks approval for an open sided timber structure to the western side of the existing dwelling. The structure is set on an existing triangular block paved hardstand sited to the (west) side of the property. Of open sided design it is constructed primarily of timber with a pitched and hipped roof which would be overlaid with concrete tiles to match those existing to the property. The applicant in his design/supporting statement has indicated that the structure is to provide a roof cover for a hot tub.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Havant Borough Design Guide Supplementary Planning Document 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees required for this application.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received is as follows: (Total 5 representations received)

Objections : 3 letters received from 3 separate addresses, (5 individuals) raising the following comments:

- a) the structure is unsightly and not in keeping/in character with the rest of the properties in Gloucester Road.
- b) the majority of the structure is visible from upstairs and in direct line of sight from ground level of properties opposite the application site and from front gardens
- c) the structure is visually obtrusive from my front, side and rear garden
- c) the roof design would give four different roof apex elevations - not in keeping with other designs in the immediate area
- d) the structure and hot tub would be more suitably located to the rear garden of the property reducing noise impacts to front children's bedrooms
- e) noise from the hot tub when in use is invasive.
- f) materials do not match existing building
- g) conflicts with policy CS16
- h) precedent
- i) will overhang boundary

Support: 2 letters received from 2 separate addresses raising the following comments;

- a) the structure does not look out of place, only the roof of the structure is visible. It goes well at the side of the house.

- b) No smells or fumes from the hot tub
- c) No noise to speak of from the use of the hot tub
- d) Well screened - unless you knew to look for the structure you would not notice it was there
- e) the proposed roofing materials are to match the original house and the extension existing.
- f) does not effect daylight

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
- (v) Effect on the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area where development of this type is considered acceptable subject to the provisions of the development plan and any other material considerations.

(ii) Appropriateness of design

7.3 The structure is modest in size and scale, of a simple informal design with a recessive roof and appears satisfactory in context. The materials proposed are of good quality, primarily of timber with concrete tiles to match those existing to the main dwelling. The structure has been designed so that it sits slightly lower than the existing single storey side extension, continuing the stepped roofline arrangement existing at the property - the result of previous extensions added to the property. As such the development is considered to be acceptable and meets the requirements of the Local Plan and the guidance within the Borough Design Guide.

(iii) Effect on Neighbouring Properties

7.4 The structure proposed seeks to fill the side garden area remaining alongside the side extension existing to the property. As such it sits close to the side boundary and the side elevation of the adjacent residential property (No 5 Gloucester Road). A site visit to this property revealed only the roof of the structure to be visible from the side pedestrian access and from the rear garden of No 5 Gloucester Road when looking North. The existing boundary treatment of 1.8 metre fence panels to the shared boundary between Nos 3 and 5 provides effective screening to the lower open sided element of the structure.

The design is sympathetic to the main dwelling and to the intended use as a simple roof covering for an outdoor leisure area. The provision of the hipped end satisfactorily reduces the overall impact of the structure and the proposed matching roof materials will provide cohesion and context with the main dwelling and the extensions existing to the property.

7.5 The existing boundary treatment to the side garden area adjacent to which the

structure is to be sited provides effective screening to the lower open sided element of the structure with any views of the upper roof part of the structure being in context with the existing dwelling and the extensions existing and at a satisfactory distance from the adjacent residential properties to the North side of Gloucester Road opposite. Roof tiles are proposed to match the main dwelling and the extensions existing will provide a satisfactory finish in keeping with the main dwelling house and would not have any detrimental impact on the amenities of occupiers of neighbouring dwellings.

- 7.6 A distance of approximately 30 metres exists between the site subject of this application and the properties immediately adjacent to the north side of Gloucester Road. This significantly exceeds the separation distance requirements in the Borough Design Guide.
- 7.7 Comments have been received regarding the use of the hot tub currently sited to the area subject of this application. The hot tub itself does not require planning permission. In any case such a facility, ancillary to the use of the dwelling house is not an unusual feature in a residential area. As with any other garden activity (for example from the use of children's play equipment), there is likely to be some limited noise from the use of the hot tub. In the unlikely event of a statutory noise nuisance being evidenced the Councils Environmental Health department have powers to seek redress.

(v) Effect on the streetscene

- 7.8 The structure whilst filling the remaining garden area in this location is modest in size and scale and proportionate to that of the main dwelling house and the single storey extension existing to this side of the property. The design of the roof is sympathetic to and reflects the current roof styles existing to the dwelling and is considered to be visually acceptable. Whilst of simple informal design with an open sided element to the lower level, the roof has been designed to be both sympathetic to and reflective of the current roof styles that exist to the property. The formal boundary treatment existing to this area, and the soft landscaped conifer hedge to the north and west boundaries of the front garden area effectively screen the majority of the structure so that when viewed from the Highway and the properties opposite to the North side of Gloucester Road only the roof of the structure is visible, in my view appearing in keeping and in context with the dwelling.

8 **Conclusion**

- 8.1 The scale position and design of the structure proposed satisfies the requirements of Policy CS16 of the Local Plan and the guidance set out in the Borough Design Guide, and is not considered to harm the appearance or character of the surrounding area, or adversely impact the amenity of occupiers of neighbouring properties. As such it is considered to be an acceptable and appropriate form of development. Planning Permission can therefore be recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00413 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:

Plan A -Location Plan received 16 April 2014

Plan B - Photographs and Front (north) and side (west) elevations proposed -

Plan C - Photograph and rear (south) elevation proposed.

Design Statement received 16 April 2014

Reason: - To ensure provision of a satisfactory development.

- 3 The external roofing materials to be used shall match in type, colour and texture those on the existing building.

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.