
Site Address:	23C Queens Road, Waterloooville, PO7 7SB		
Proposal:	Erection of timber outbuilding to rear garden.		
Application No:	APP/13/00996	Expiry Date:	04/12/2013
Applicant:	Mr T Waters	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located off a private access from Queens Road in Waterloooville. It comprises a large, two-storey detached dwelling of brick and tile construction with on site parking. There is a private rear garden which is enclosed by a 1.8m high fence. To the rear of the site is Park Wood which contains a large number of mature and protected trees.

2 Planning History

93/58063/000

Erection of 3no. dwellings. Permitted:

(Condition 10 of this planning permission restricted PD rights for outbuildings hence the submission of this application).

3 Proposal

The proposal is for the erection of a timber outbuilding in the rear garden. The shed would be 3m x 7.5m and would be located 1.5m from the rear boundary fence. It would have a flat roof with a max height of 2.5m. The base would be comprise concrete blocks which would support the shed structure.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Environment Agency:

Arboriculturalist:

The proposed shed would not impact on the Oak situated in the woodland directly

behind the rear garden. The AMS should be conditioned re: the construction of the shed base. In this instance the TPP is considered to be excessive and as such not required for this project.

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: 0

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) Appropriateness of the design
- (iii) Effect on the neighbouring properties
- (iv) Effect on the nearby trees located within the Woodland

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Appropriateness of the design

7.3 The design is considered to be appropriate to that of a domestic outbuilding and would be of a wooden construction with a felt covered roof. It would not be so large that an adequate level of amenity space would remain within the rear plot.

(iii) Effect on the neighbouring properties

7.4 The outbuilding would not be close enough to either of the shared boundaries so as to be highly visible from the outlook from neighbouring properties. Therefore the impact would be minimal.

(iv) Effect on the nearby trees located within the Woodland

7.5 An AIA and MS was submitted with the application and the Council's Tree Officer has not raised any concerns with the application as proposed. It is therefore considered that there would be minimal impact on the trees located in the woodland to the rear of the site.

8 **Conclusion**

The application is considered to be acceptable and is recommended for permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00996 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 building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever or for separate occupation.
Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site Plan - P1
Proposed Block Plan - P2
Tree Protection Plan - P3
Proposed elevations and floor plan - P4

Reason: - To ensure provision of a satisfactory development.