
Site Address:	2 Pook Lane, Havant, PO9 2TH		
Proposal:	Erection of new detached garden workshop.		
Application No:	APP/13/01021	Expiry Date:	16/12/2013
Applicant:	Mr Standen	Team:	Team 1
Agent:	Mr Dudley	Case Officer:	Daniel
	Vivid Design Studio Ltd		Gender-Sherry
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Pook Lane is a residential road in Havant. The road contains a variety of dwelling types including, detached, semi-detached and link detached properties. No. 2 Pook Lane is a two storey, semi-detached property identified in the Local Plan as being a building of local interest. The property is of an unusual design as it is constructed entirely of flint facings with no brick quoins or window dressings. The flint work is of a high quality. The property has been previously extended and benefits from a rear conservatory.
- 1.2 The boundary to the north which is shared with 16 Emworth Road has a 1.8 metre closed board fence with trellis on. In addition on this boundary there is a 2.3 metre high hedge running up to where the proposed workshop will be located.
- 1.3 The area is residential in character comprising largely of brick construction style two storey detached dwellings.

2 Planning History

APP/10/00728 - Single storey side extension. Permitted 6/12/10.

3 Proposal

- 3.1 Planning permission is sought for a single storey, detached garden workshop, which is to be located alongside the northern boundary which is shared with 16 Emworth Road.
- 3.2 The workshop measures approximately 6.4m in width 3m in depth with a ridge height of 3.6m.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

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|------|---|
| 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

Conservation Officer

Assessed purely from desktop assessment due to time constraints.

Conservation interest is impact on the setting of locally listed building(s). Scale and form of this modest workshop appears appropriate and I do not envisage it would have a material impact on setting. Will be more open to public view due to removal of hedgerow, which is unfortunate; for the gap created rather than appearance of building. I am not familiar with brick proposed but appears reasonable. Natural slate for roof and painted timber joinery is fine. No objection.

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: 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) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the immediate area

(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 neighbour amenity

7.3 The proposed garden workshop would replace an existing shed and store in the same location. The proposed replacement workshop would be approximately 0.7m greater in width, 2m longer and with a ridge height around 0.5m higher also.

7.4 It is therefore considered that the impact of the development on neighbour amenity,

particularly that of 16 Emsworth Road, would not be significantly greater than existing. Further due to the single storey nature of the proposal and boundary screening, the proposed workshop would not result in unacceptable harm by reason of overlooking, loss of privacy, overshadowing, overbearing effect or loss of light. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the immediate area

- 7.5 The workshop is considered to be an appropriate addition which will be visible from within the public realm, however it is set back from Pook Lane and will be partially screened by the existing tree and hedge. The proposed workshop would be set back 5m from the pavement, behind the building line of the existing dwelling, and it is therefore considered that the development would not have a significant impact on the character and appearance of the area. Notwithstanding this recessed position the workshop is also appropriate in size and design, appearing subservient to the scale of the existing dwelling.
- 7.6 It is noted that the applicant proposes to use brick to construct the workshop which will match that of the existing side extension permitted under APP/10/00728. The officer dealing with that application stated that the flint work of the existing dwelling was of such quality that to recreate it would be difficult and expensive. The bricks are of a red colour to complement the reddish brown bricks of the chimney and the red bricks of the garage attached to the other half of the semi-detached property in addition to those of the extension. The roof tiles will match those on the existing roofs.
- 7.7 In overall terms the development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011 and the NPPF.

8 Conclusion

- 8.1 The workshop is considered to be of an appropriate design and to have a limited impact on the character of Pook Lane, therefore it is recommended that consent is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01021 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 external 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.

- 3 The outbuilding 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.

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..

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

Site Location Plan Drawing number 01 received by the Council 15th October 2013

Proposed Site Plan Drawing number 02 received by the Council 15th October 2013

Proposed Workshop Floor Plans Drawing number 03 received by the Council 15th October 2013

Proposed Workshop Elevations Drawing number 04 received by the Council 15th October 2013

Reason: - To ensure provision of a satisfactory development.