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|-----------------|---------------------------------------------------------------------------|---------------|-------------|
| Site Address:   | 9 Lansdowne Avenue, Waterloooville, PO7 5BL                               |               |             |
| Proposal:       | Timber workshop/hobby room at rear of garden (retrospective application). |               |             |
| Application No: | APP/13/00708                                                              | Expiry Date:  | 11/09/2013  |
| Applicant:      | Mr J Inman                                                                | Team:         | Team 1      |
| Agent:          |                                                                           | Case Officer: | David Eaves |
| Ward:           | Purbrook                                                                  |               |             |

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

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## **1 Site Description**

- 1.1 This is a retrospective planning application for the retention of a large outbuilding to the rear of an existing bungalow. The surroundings are generally characterised by detached properties with fairly large gardens. To the rear of the site are gardens to adjoining properties.
- 1.2 The building itself is timber boarded and dark stained and used by the applicant primarily for wood working projects.

## **2 Planning History**

Application prompted by an Enforcement complaint.

## **3 Proposal**

Retention of timber workshop/hobby room at rear of garden.

## **4 Policy Considerations**

### National Policies

National Planning Policy Framework

### Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

None

## **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: 7

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

**Summary:**

Workshop height seems excessive.

Concern at black finish which presents distasteful eyesore at the end of our garden.

## **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 property

(i) Principle of development

7.2 The site lies within the built up area where new ancillary outbuildings are considered acceptable in principle.

(ii) Effect on character and appearance of the area

7.3 The building is not readily visible from public vantage points and is flat roofed which further reduces its wider visual impact. It is considered that the visual impact of the outbuilding on the overall character and appearance of the area as a whole is acceptable.

(iii) Effect on neighbouring property

7.4 The building has a height of 2.85m measured at its highest point. The building would therefore represent permitted development under the GPDO if it did not exceed 2.5m in height. This represents the fall back position and the height and finish of the building that could be erected without planning permission.

7.5 The building whilst relatively large is flat roofed and located away from the adjoining houses but close to the boundaries of No 11 Lansdowne Avenue and the properties to the rear in Lily Avenue. The building appears similar in scale to that in the adjoining property at No.7 Lansdowne Avenue. The siting of the building and the fact that the site is slightly elevated relative to the garden to the west at No.11 Lansdowne Avenue means that the greatest impact is considered to be to No.11. It is considered however that this impact is limited and acceptable; particularly when having regard to the fall back position.

7.6 An objection to the building has been received from 14 Lily Avenue on grounds of its height and external finish. The outbuilding extends part way across the rear boundary of No 14 and projects above the existing boundary fence. It is not, however considered that the outbuilding has an overbearing or other adverse impact sufficient

to warrant a refusal given that the building is flat roofed; it only extends over part of the boundary; the fall back position would be for a building only slightly lower and with the same finish; and the building is to the north of No.14 (which itself features a 20m+ garden depth) and does not result in a loss of light.

- 7.6 The outbuilding is used for the applicants hobby woodworking and storage. Subject to an ancillary use condition the proposal is not considered likely to cause nuisance by way of noise, fumes or other disturbance (these matters can also be considered should they arise under Environmental Health regulations).

## **8 Conclusion**

- 8.1 In conclusion, the outbuilding is considered acceptable in principle and is considered to have an acceptable impact on the visual amenities of the area and on neighbouring residents, particularly when the permitted development fallback position is taken into account.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/00708 subject to the following conditions:

- 1 The building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwelling house 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.

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

Location Plan Received 17th July 2013  
Proposed Site Plan 022-001 17th July 2013  
Aerial View 17th July 2013  
Photographs 17th July 2013

**Reason:** - To ensure provision of a satisfactory development.