
Site Address:	11 North Street, Bedhampton, Havant, PO9 3HD		
Proposal:	Single storey addition to rear garden.		
Application No:	APP/13/00628	Expiry Date:	20/08/2013
Applicant:	Mr M Jones	Team:	Team 1
Agent:	Mr D Treagus	Case Officer:	Stephen Andrews
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located within the settlement area of Bedhampton and comprises a two storey semi-detached dwelling of brick construction, with some render covering, and hipped brown pantile roof. There is on site parking to the front of the dwelling, with a shared access to the side, between 10 and 11 North Street, leading to the detached garage at the rear of the site. The dwelling also has a single storey flat roofed extension at the rear.

North Street is a residential cul-de-sac made up of similar style two storey semi-detached dwellings. However, towards the south of the site are a block of flats with associated garage block and large area of hardstanding.

2 Planning History

None

3 Proposal

Erection of detached building to be used as ancillary games room with gym and shower to dwellinghouse 11 North Street, following the demolition of the existing detached garage.

The detached building would be sited at the far end of the rear garden and would measure 7.6m in width, 6m in depth and 4m to ridge height.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM10 (Pollution)

DM13 (Car and Cycle Parking on Residential Development)

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Letter of comment received from 12 North Street

The proposal appears to be attractive in appearance and could even be transformed to a dwelling at a later date.

If the planning committee are in agreement I have no objection.

Comment:

A planning condition would be attached to a grant of planning permission stipulating that the proposed building remains ancillary to 11 North Street and shall not be used as an independent form of accommodation.

The application will be a delegated decision and will be considered against development plan policy and all other material planning considerations in respect of its appropriateness.

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 area

(i) Principle of development

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

(ii) Impact on neighbour amenity

The proposed single storey detached games room/gym building is located at the far end of the rear garden of 11 North Street. As such the nearest neighbouring property, 10 North Street, will be located in excess of 17m from the development. It is considered that the relatively low height of the building, ancillary nature of the use and distance from neighbouring properties all combine to protect the residential amenity of neighbouring properties. 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 area

The proposed single storey detached games room/gym building is located at the far end of the rear garden of 11 North Street, therefore its visual impact within the public domain would be minimal. The detached building is modest and attractive in appearance and would be appropriate in scale and design terms to its immediate setting.

It is noted that the building has the appearance of a modest dwelling, however the use identified for the building clearly falls within the generous allowance for ancillary development. A planning condition could be attached to a grant of planning permission preventing its use as an independent dwellinghouse.

It is also worthy of note that a building of identical footprint and usage, but with a flat roof instead of the more attractive pitched roof proposed, could in all probability be constructed without the need for planning permission under the property's permitted development rights.

It is therefore considered that the development as proposed would not have an adverse impact on the character and appearance of the area. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design, use and relationship to immediate neighbours would be acceptable and would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area, particularly when having regard to the permitted development rights available to the property. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00628 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 dwellinghouse, unless agreed otherwise in writing by the Local Planning Authority.
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 detached ancillary building identified as a games room/gym, hereby permitted, shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling (11 North Street) and shall not be used as a separate unit of accommodation or for any business or commercial purpose.

Reason: In the interests of residential amenity and the character and appearance of the area and because the building is not in a satisfactory position, does not have sufficient amenity space or sufficient on-site parking to be occupied separately from the main dwelling for either residential or commercial purposes; and also having due regard to policies CS16, DM10 and DM13 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:

Drawing No. 13.196.01 - Stamped 25 June 2013

Reason: - To ensure provision of a satisfactory development.