
Site Address:	34 Finchdean Road, Havant, PO9 4AA		
Proposal:	Retention of summerhouse.		
Application No:	APP/13/00248	Expiry Date:	09/08/2013
Applicant:	Mr D Fewings	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Barncroft		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The site is located on Finchdean Road in Leigh Park and comprises a two-storey, mid-terrace dwelling of brick and tile construction. There is a garden and parking area to the front of the property. There is a rear garden which enclosed by a 1.8m high fence and which backs onto open recreation land. A detached wooden structure has been erected in the rear garden, adjacent to the shared boundary with No. 32.

2 Planning History

None relevant to this application

3 Proposal

This application is seeking retrospective approval for the detached structure located within the rear garden. The structure measures 2.36m x 2.36m and has a pitched roof with a ridge height of just over 2.5m. The structure is constructed from wooden materials.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Southern Water:
No objections

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: 4

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) Effect on the neighbouring properties

(i) **Principle of development**

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

(ii) **Effect on the neighbouring properties**

7.3 The outbuilding is located adjacent to the shared boundary with No. 32. This property already has a single storey rear extension which is located next to the shared boundary. As such, the outbuilding is within the 45 degree line of sight and would not result in an adverse loss of outlook from No. 32. The structure is fairly subservient in terms of height and footprint and is not considered to form an overbearing presence on the amenity of No. 32 or No. 36.

8 Conclusion

The structure is considered to be acceptable in terms of its impact and therefore it is recommended that retrospective permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/00248 subject to the following conditions:

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

Site plan - P1
Block plan - P2
Floor plan - P3

Photos - P4

Reason: - To ensure provision of a satisfactory development.

- 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.

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..