

DELEGATED OFFICER REPORT

Site Address:	45 Lone Valley, Waterlooville, PO7 5EB		
Proposal:	Proposed outbuilding with storage, bar area, office and wash room.		
Application Type:	Full Planning Permission		
Application No:	APP/25/00495	Expiry Date:	18 th August 2025
Applicant:	Mr & Mrs Howe		
Agent:	Mr Rosenthal, Signature	Case Officer:	Richard Hawkey
	Design Architecture Ltd		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a semi-detached bungalow located on the west side of Lone Valley and is surrounded by other similar dwellings. The property is set back from the highway and has driveway and parking area to the front together with a small area of grass. There is a short boundary wall running along the frontage of the site. The dwelling is constructed of red brick with painted render panels and a pitched roof of clay tiles. To the rear of the property is a patio area which is set at the same floor level as the dwelling. The garden area beyond this consists of a grassed area with shrubs and there are steps up to it from the patio as it is set approximately 0.5 metres higher than the patio.
- 1.2 There are some existing outbuildings located adjacent to the north boundary (adjacent to no. 47 Lone Valley) consisting of a shed and summer house. The fencing along this side boundary is approximately 1.7 metres in height. The southern rear boundary is defined by fencing to a height of approximately 1.2 metres with minimal screening. The rear (west facing) boundary is defined by fencing 1.8 metres in height and partly adjoins no. 24 Deverell Place and partly the turning head for that cul-de-sac.

2 Planning History

None relevant

3 Proposal

The application is for a single storey outbuilding with a pitched roof to be used for storage, bar area, home office and wash room at 45 Lone Valley, Waterlooville.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

Councillor Antonia Harrison
No comments received.

Councillor Ms C Diamond - Purbrook Ward
No comments received.

Councillor Paul Tansom
No comments received.

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: 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) Appropriateness of design and impact on the character of the area
- (iii) Impact upon residential amenity
- (iv) Biodiversity Net Gain (BNG)

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 It is proposed to construct a single storey outbuilding with a pitched roof in the rear garden area of 45 Lone Valley. It will have a footprint measuring 11.7 metres by 3.5 metres and will have a floor level set at the same level as the adjacent patio area which is approximately 0.5 metres lower than the rest of the garden with the building having a ridge height of 3.7 metres. The exterior of the building will be clad in timber

with a slate style roof. Solar panels will be positioned on the south facing roofslope of the outbuilding. The internal layout of the building will consist of toilet facilities, a study, a bar / entertainment area and a storage area. The proposed building is to be inset from the north boundary of the site (which adjoins the rear garden area of no.47 Lone Valley) by approximately 0.5 metres.

- 7.4 The proposal would not represent an overdevelopment of the site as an acceptable level of outdoor amenity space would remain to adequately serve the dwelling. Whilst the materials for the external surfaces would not match the existing dwelling (which is built of red brick and clay tiles) the proposed wooden cladding with slate type tiles would be considered acceptable in this location. As the building is positioned to the rear of the dwelling views of it in the wider locality would be limited.
- 7.5 Due to the size and facilities available within the proposed outbuilding, to ensure that the amenities of the area are protected a condition to require that the building be used for purposes ancillary to the enjoyment of the dwelling on site and to prevent its use as a separate dwellinghouse is recommended to be imposed.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

- 7.7 The size and position of the proposed outbuilding and its position adjacent to the side boundary with no. 47 means that it will run for most of the depth of the garden, consequently the potential impact of this on the amenities of that adjoining dwelling will be carefully considered. The submitted plans show that the floor level of the building is to be set at the same level as the existing patio located to the rear of No. 45. This is set lower than the rest of the garden (which slopes gently upwards in a westerly direction). The depth of the cut to achieve a level building platform will range from 0.1 metres to 0.5 metres.
- 7.8 A plan has been submitted which shows the profile of the proposed building in relation to the existing 1.7 metre high boundary fence with No. 47. The height of the building above the level of the fence varies from 1.9 metres (at its eastern end) to 1.49 metres at its western end). Most of what would be viewed from No. 47 would be roof which would be sloping away from the boundary. The adjoining property (No. 47) also has a wooden shed positioned adjacent to the boundary just to the rear of that property. Whilst the proposed outbuilding is located to the south of No. 47 and would be visible from the garden area of that property it is not considered that it would appear excessively overdominant to the adjoining dwelling nor result in a significant loss of light to it. As the building is to be set into the ground by between 0.1 and 0.5 metres this will help to reduce the impact of it on the garden area of No. 47 such that it would not appear excessively overdominant or cause significant overshadowing to it. There are to be no openings in the elevations that face No. 47 and so issues relating to privacy are not an issue.
- 7.9 As the proposed outbuilding is located further away from No. 43 (which is to the south of the proposal) it is not considered that it would appear overdominant to the dwelling or result in any overshadowing of either the dwelling or its rear garden area. It was noted during the officer site visit that the rear side boundary between the application site and No. 43 consists of a fence approximately 1.2 metres in height which currently affords little privacy between the two rear garden areas. There are to be openings on the south facing elevation of the outbuilding which look towards No. 43 which will serve

the proposed study and bar / entertainment area. It was also noted that the floor level of the outbuildings is to be at the same height as the existing patio area and that this is approximately 0.5 metres lower than the adjoining garden area. A retaining wall would be constructed around the raised area of the grassed area to be retained. Given that the buildings would be set into the ground this depth combined with the height of the existing fence would together ensure that a reasonable degree of privacy would be retained for No. 43. Solar panels are also proposed on the south facing roofslope of the building facing towards No. 43. Given the angle of the roof it is not proposed that these would result in any significant impact on the amenities of No. 43 through reflected sunlight coming from the panels.

- 7.10 It is considered that the proposal will not appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.11 It is noted that as this is a householder application it meets the exemption requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00495 subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Draw.No. PG NO: 01 Existing & Proposed Site Plan

Draw.No. PG NO: 02 Proposed Ground Floor Plan

Draw.No. PG NO: 03 Proposed Roof Plan

Draw.No. PG NO: 04 Proposed Elevations

Draw.No. PG NO: 05 Location Plan

Reason: To ensure provision of a satisfactory development.

3. The materials to be used for the external surfaces of the outbuilding hereby approved shall be as indicated by the approved plans and application form.

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 and the National Planning Policy Framework).

4. The proposed outbuilding hereby approved shall only be used for purposes ancillary to the enjoyment of the dwellinghouse and shall not be used as a separate dwellinghouse.

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.

5. The base of the outbuilding hereby approved shall be set at the same level as the existing patio area adjacent to the existing dwelling as shown approved drawing PG NO: 01 (Existing & Proposed Site Plan).

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.

INFORMATIVES

In accordance with paragraphs 39-51 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance your application was acceptable as submitted and no further assistance was required.