DELEGATED OFFICER REPORT

PROPOSAL	**Proposed Carport/Games Room/Storage to replace existing outbuilding.**
LOCATION:	1 Woodbury Avenue, Havant, PO9 1RH
REFERENCE NO:	APP/25/00684
APPLICANT:	Mr Ted Brookes
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/12/2025
APPLICATION EXPIRY DATE:	13/01/2026
WARD:	St Faiths
SUMMARY RECOMMENDATION: Approve with Conditions	

1. Site Description

1.1 The application site is a corner property on the junction of Woodbury Avenue and Langstone Road. The property is a large detached house cream rendered with clay tiles.

1.2 The site includes mature trees along the Langstone Road Frontage. There is currently a close boarded panel fence to the Langstone Road frontage, the southern boundary to Woodlands Ave is surrounded by a high boundary wall. There are several outbuildings within the site, including a large 1.5 storey outbuilding to the west of the dwelling.

2. Planning History

APP/15/00897 Double garage with multi-use room over. Renewal of panel fencing to west boundary new masonry wall to south boundary (front) including new dropped kerb Permitted 14th November 2016

APP/14/01081 Two storey side extension. New porch to front and other alterations. Permitted 19th December 2014

3. Proposal

3.1 The proposal is for a detached carport/games room to replace existing outbuildings in the front garden of the property.

3.2 During the lifetime of the application, concerns were raised regarding the overall size of the proposed outbuilding and its position set forwards of the principal elevation and proximity to the adjacent highways. The scheme was subsequently amended with a

reduction in footprint. For the purpose of this report, an assessment of the amended scheme shall be undertaken.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboricultural Officer

The supplied Arboricultural information (CPP, AMS &TPP) appears to be of a high quality and fit for purpose, demonstrating the constraints on site ad the methods required to achieve the successful retention of the CAT A Beech Tree. One low quality tree and a higher quality mixed hedge are to be lost to facilitate development – mitigation planting must be undertaken for the loss.

Should permission be given then please add the following condition and ensure that the supervision highlighted in the AMS / TPP are adhered to.

The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson.*
Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Southern Gas

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to

you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed. Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

Portsmouth Water

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at http://www.hse.gov.uk/pubns/priced/hsg47.pdf Copies of guidance notes: Working near distribution apparatus and Guidance for working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 11

No comments have been received.

Material planning considerations are addressed in Section 7.

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) Effect on neighbouring properties
(iv) Impact on Trees
(v) Parking
(vi) CIL
(vii) Biodiversity Net Gain

(i) Principle of development

7.2 The proposal seeks householder planning permission to construct an outbuilding in the garden of an existing dwelling. The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

7.3 The principle of development is considered acceptable subject to a detailed assessment of planning matters outlined below.

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

7.4 The proposal seeks to construct a detached outbuilding forward of the principal elevation of the property. The outbuilding would be single storey and would contain a 3 bay car port along with a games room. It would form a relatively sizeable structure with a footprint measuring 6m deep x 13.099m in length. It would have a pitched roof with ridge height of 3.96m above ground level.

7.5 The Havant Design Guide SPD states that garages and car ports should not be set forward of building lines. In this instance, the host property is somewhat of an anomaly in terms of the siting, orientation and plot size within the local context. Whilst the proposed outbuilding would be set forwards of the dwelling, given the large plot size and significant distance the host dwelling is set back from the Woodbury Avenue highway, it is considered the structure would not detract from the appearance of the host dwelling, nor appear overly cramped within the plot.

7.6 Roughly half of the outbuilding would be set forwards of the building line of neighbouring properties in Woodbury Avenue to the east. Whilst this is ordinarily discouraged, Officers are mindful that the application site is of differing character to the neighbouring dwellings to the east, having a more spacious feel. Furthermore, the single storey nature of the building would be partly obscured from surrounding public vantage points by high boundary walls and fences around the perimeter of the site. The reduction in footprint made during the lifetime of the application helps to create added distance between the outbuilding and the public highway, thus ensuring it would not appear unduly prominent. In this site specific instance, it is considered that the positioning of the proposed outbuilding would not cause harm to the character of the host dwelling or local area.

7.7 The outbuilding would have a rectangular footprint with pitched roof form. Its materials would be in a red brick plinth base with timber cladding above. Its roof would be in tiles to match the roof of the host dwelling. These materials are considered to be appropriate for the area and would provide an interesting, well considered appearance to the structure.

7.8 The design and appearance of the proposal is deemed appropriate in context to the dwelling 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) <u>Effect on neighbouring properties</u>

7.8 The application site is located on the corner of Woodbury Avenue and Langstone Road. There is only one near neighbour that may be impacted by the proposal, which is number 3 Woodbury Avenue.

7.9 The development would be positioned close to the shared side boundary with No.3. Officers note the neighbouring property has its integral garage positioned nearest to the development. As such, the proposal complies with the 45 degree tests taken from the nearest habitable room windows in the property.

7.10 Consequently, it is considered that the proposal will not appear overbearing or lead to an unreasonable loss of light, outlook or privacy 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).

(iv) <u>Impact on Trees</u>

7.11 Several low quality trees/bushes would be felled to make way for the development. A single TPO protected tree grows in the front garden of the property, albeit on the opposite side of the garden.

7.12 An Arboricultural Method Statement has been provided, which outlines various measures to safeguard the protected tree including the erection of fencing and ensuring digging only by hand within its roof protection area. The report also identifies the works would require the removal of one small tree and one hedge. Their loss is to be mitigated against by the planting of new trees and shrubs as part of a landscaping proposal along the western boundary of the site, however details of the landscaping works are limited at this stage.

7.13 The Arboricultural Officer has reviewed the proposal and has not raised an objection to the removal of the lower quality trees on site. The Officer considers it necessary to impose a condition ensuring the development is undertaken in accordance with the measures outlined in the Arboricultural Method Statement, which will safeguard the protected tree and its longevity in accordance with Local Plan Policies DM8 and CS16. Mitigation planting shall also be secured by condition.

(v) Parking

7.14 The proposed outbuilding would provide a car port with three parking bays. This quantum of parking satisfies the requirements of the Havant Parking SPD. In addition, appropriate access and turning space would be retained within the site, ensuring vehicles could exit on to the public highway in a forward facing gear. The proposal is therefore considered to comply with the requirements of Core Strategy Policy DM13.

(vi) CIL

7.15 The proposal is not CIL liable as it would be a householder development below 100sqm in area.

(vii) Biodiversity Net Gain

7.16 The proposal is a householder planning application which is exempt from providing mandatory BNG.

(viii) Other Matters

7.17 The proposal is for a domestic outbuilding located within a residential setting. The use of the building is only considered to be acceptable as an incidental use to the host dwelling. Any alternative uses of the building may have the potential to impact on neighbouring residential amenity. A condition shall be imposed on the development to ensure it remains in ancillary use only.

8 Conclusions

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. Appropriate parking would be provided within the site and measures to safeguard trees shall be controlled by planning condition. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00684

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 development hereby permitted shall be carried out in accordance with the following approved plans: Brooks_01A Rev B received 07/01/2026 Arboricultural Method Statement Reason: - To ensure provision of a satisfactory development.
3	The development 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.
4	The development hereby permitted shall only be carried out in accordance with the *Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan by Bernie Harverson.* **Reason:** To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.
5	The development hereby permitted shall not be brought into use until a more detailed soft landscaping scheme for all open parts of the site not proposed to

	be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify at least one replacement tree, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works. The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season. Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informatives:

1	In accordance with paragraphs 38-50 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: You were updated about issues after the initial site visit and amendments made to reduce the footprint of the structure, which were considered acceptable.