DELEGATED OFFICER REPORT

PROPOSAL	**Construct new garden room (single story outbuilding)**
LOCATION:	3 Wensley Gardens, Emsworth, PO10 7RA
REFERENCE NO:	APP/25/00953
APPLICANT:	Mrs Samantha Holly
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	20/01/2026
APPLICATION EXPIRY DATE:	12/01/2026
WARD:	Emsworth

SUMMARY RECOMMENDATION: Approve with conditions

1. Site Description

This application site comprises a two storey, detached dwellinghouse located on the south side of Wensley Gardens . This property has a pitched roof with an attached garage and elevations formed from brickwork and cladding . There is both parking and lawn towards the front of the site and the main garden is sited to the rear of the property. The area is residential in character.

2. Planning History

Is there any planning history relevant to the current application?

APP/22/00457 Changes to external elevations and replace flat roof with pitched roof.

3. Proposal

Construct new garden room (single story outbuilding)

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.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
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: Not applicable.
Conservation Area: Not applicable

5. Statutory and Non Statutory Consultations

Southern Water

Development Site is not within Southern Water's Supply Area The development site is not located within Southern Water's statutory area for water supply services. Please contact Portsmouth Water who are the relevant statutory undertaker.

Emsworth Residents Forum

No comment received

Arboricultural Officer

Having viewed the photos of the tree located in the rear garden none should be considered a constraint to development due to their size and form, this then negates the need for any arb information to be submitted.

I raise no objection to the development.

NB: There is a highway tree to the front of the dwelling that should be made aware to the owners in terms of materials being delivered etc.

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons

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

Number consulted: 6

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) Parking
(v) Trees

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

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

7.3 This proposal comprises a detached outbuilding sited in the rear garden of the application site in the furthest South Eastern corner of the site. The building would have dimensions of approximately 11 metres length by 4.6 metres width . It would have a pitched roof with an eaves height of approximately 2.2 metres and a ridge height of approximately 2.7 metres . The outbuilding would feature two high level windows to the side (West) elevation and a set of bi-fold doors. There would also be two, high level rooflight windows in the Western elevation of roof slope .

7.4 The outbuilding would create space for a gym , garden room, bathroom/ shower and sauna . Proposed materials include timber cladding , slate effect feature panels and grey aluminium window and door fittings . The applicant has confirmed that the use would be for personal use only- this would be enforced via planning condition.

7.5 The proposed outbuilding would be sited at the end of the rear garden and would not be highly visible from the public realm, although it would be visible from surrounding properties. Whilst this is noted , it is not considered that the outbuilding would be of material harm so as to justify a refusal due to its visibility from surrounding properties. It is also noted that an outbuilding of a considerable size could be constructed without planning permission should it meet permitted development criteria.

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) Effect on neighbouring properties

7.7 To the east of the application site is no 2 Wensley Gardens and to the west of the application site is no 4 Wensley Gardens. The garden room would be sited a long distance away from the rear elevations of these properties and would not result in overshadowing or overlooking to private amenity areas.

7.8 To the rear of the site is no 2a Christopher Way . The proposed outbuilding would be separated from no 2a by the boundary treatment running along the rear of the site . The outbuilding is not considered to result in any material harm to the amenity of no 2a.

7.9 Consequently, it is considered that the proposal will not appear overbearing or lead to a 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) Parking

7.10 The proposal would not result in additional overnight accommodation on site and therefore no further parking allocation is required.

(v) Trees

7.11 There are several small trees at the end of the garden and therefore Havant's Arboricultural Officer has been consulted and they have objection to uphold however attention is drawn to the tree out the front of the property which should be considered when construction materials are being delivered to the site.

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. On this basis it is recommended for approval.

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9. RECOMMENDATION:

That the Executive Head of Place be authorised to Approve with conditions for application APP/25/00953

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:

PL02 Proposed floor plans and elevations
PL01 Site and location plan

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 external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

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:

Your application was acceptable as submitted and no further assistance was required