

DELEGATED OFFICER REPORT

PROPOSAL	Retrospective application for an outbuilding.
LOCATION:	2 Nore Crescent, Emsworth, PO10 7NB
REFERENCE NO:	APP/25/00712
APPLICANT:	Miss Amanda McKenna
CONSULTATION EXPIRY DATE:	08/09/2025
APPLICATION EXPIRY DATE:	14/10/2025
WARD:	Emsworth
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises of a detached bungalow. The property features a generous rear garden screened by mature vegetation. Within the northwest corner is situated a garden outbuilding the subject of this application used as a home office/store.
- 1.2 The application site is in an urban and residential area, with the character of the street featuring similarly designed properties many with outbuildings within the rear gardens.

2. Planning History

None relevant

3. Proposal

- 3.1 Retention of timber clad flat roof garden outbuilding measuring approximately 7.125 metres at its widest 6.190 deep and 2.650 high.

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
Chichester Harbour Management Plan 2024-2025
Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

CS 17(Concentration and Distribution of Development within the Urban Areas)

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

Councillor C Robert	No comments received
Councillor R Mychaleckyi	No comments received
Councillor G Rason	No comments received

Building Control

Due to the close proximity of the side and rear boundaries, the walls facing these boundaries would need to meet the fire resistant requirements of Part B4 of the Building Regulations.

Officer Comment: *This is separate legislation and an informative is recommended.*

Southern Water

No objection

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.

Number consulted: 12

Public comments - Number of representations received: 3

Objections:

Mature tree in proximity of the development
Concerns over use of the building for a party venue.

The development has been in place for approximately 8 years and no existing trees are to be removed.

The use of the proposed development will be controlled by a planning condition.

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) Biodiversity Net Gain (BNG)

(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

Garden building

7.3 The garden outbuilding is in the northwest corner of the garden and well screened from neighbouring properties by mature vegetation ameliorating its visual impact on neighbouring properties. In terms of its scale and mass it is not a dominant feature and is appropriate for a domestic setting.

7.4 Regarding materials, the timber clad exterior is considered appropriate for a garden outbuilding.

7.5 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) 2011. 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

7.6 Does the development cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking?

No.

7.7 Is the proposal sited such as to avoid overbearing development?

Yes.

7.8 Is there sufficient amenity space?

Yes

7.9 Whilst concerns have been raised about the potential use of the outbuilding, should unsociable impacts occur these would need to be raised with the Councils Environmental Health Department. A condition is recommended to ensure that the building is in incidental use.

- 7.10 Consequently, it is considered that the proposal would 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) 2011. 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 this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusion

- 8.1 The proposed development is on balance acceptable in principle, is considered 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 Executive Head of Place be authorised to Approve with Conditions for application APP/25/00712

Conditions:

1. The outbuilding hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation or separate business use.

Reason: The outbuilding is not in a satisfactory position and has insufficient amenity space to be occupied or used separately from the main dwelling and having due regard to policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Informative:

1. The applicant is advised of comments received from Building Control. *Due to the close proximity of the side and rear boundaries, the walls facing these boundaries would need to meet the fire resistant requirements of Part B4 of the Building Regulations.* For further advice please contact bcpartnership@fareham.gov.uk
2. 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.