

DELEGATED OFFICER REPORT

PROPOSAL	Retrospective application for erection of detached outbuilding.
LOCATION:	2 Serpentine Road, Widley, Waterlooville, PO7 5EF
REFERENCE NO:	APP/25/00454
APPLICANT:	Mr Harfield
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	07/10/2025
APPLICATION EXPIRY DATE:	03/10/2025
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The application site comprises a two-storey semi-detached dwelling located in Purbrook. The application site features parking to the front of the property, an alley to the side of the dwelling and a rear garden. The rear garden features a timber clad detached outbuilding which is to be assessed under this application (APP/25/00454). The host dwelling's materials feature render and tilework for the external walls and brown concrete tiles in a hip pitched design for the roof. The application site is located within an urban and residential area, with the character of the street featuring generally similarly designed properties with a mix of materials.

2. Planning History

Is there any planning history relevant to the current application?

Yes - APP/22/00070 - Prior notification for single storey development extending 5.3 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.7 metres and a maximum height of 3 metres - Prior Approval is Not Required.

3. Proposal

Retrospective application for erection of detached outbuilding.

Officer note: *The construction of the outbuilding was completed as of the officer's site visit to the application site. Officers also note that the plans refer to the already constructed outbuilding as ancillary, however, its use is considered incidental with reference to the floor plans and will be conditioned as an incidental 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.

Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016
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)
DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020: N/A

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

5. Statutory and Non Statutory Consultations

Arboriculturalist/Tree Officer	No Arb constraints as the project has already been developed
Councillor Ms C Diamond	No comments received.
Councillor Antonia Harrison	No comments received.
Councillor Paul Tansom	No comments received.

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: **6**

Number of representations received: **0**

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)
- (v) Arboriculture

(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 Is the design and scale in keeping with the dwelling/street/area or otherwise appropriate?

Yes, the detached outbuilding features an appropriate scale to the plot and is not readily visible on the streetscene.

- 7.4 Would the materials, details and features generally match the existing dwelling and/or be consistent with the general use of materials in the area?

Yes, and the materials of the already constructed outbuilding will be conditioned if permission is forthcoming.

- 7.5 Is the site within the Chichester Harbour National Landscape (formerly known as AONB)?

No.

- 7.6 The design and appearance of the outbuilding 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 outbuilding does not result in an adverse impact on the visual amenity of the locality

(iii) **Effect on neighbouring properties**

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

No. The fenestration of the outbuilding faces the boundary treatment, and given the height of the surrounding fencing, the outbuilding is set off the boundary sufficiently to limit any impacts on neighbouring gardens.

- 7.8 Is the proposal sited such as to avoid overbearing development?

Yes.

- 7.9 Is there sufficient amenity space?

Yes.

(iv) **Biodiversity Net Gain (BNG)**

- 7.10 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) **Arboriculture**

- 7.11 A tree protected by a Tree Preservation Order is located to the south of No. 2's curtilage. The Council's Arboriculturist was consulted during the application process and stated "*No Arb constraints as the project has already been developed*". Accordingly, the proposal is considered to comply with Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and is acceptable in this respect.

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 has a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00454

Condition:

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.

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

Informative:

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,