

Planning Statement

4 Wallis Gardens, Waterloooville, PO7 7SA

Retrospective Householder Application – Ancillary Domestic Outbuilding

1. Introduction

This statement supports a retrospective householder planning application for a single-storey outbuilding located at 4 Wallis Gardens, Waterloooville.

The application seeks to regularise a modest ancillary domestic structure positioned within the residential curtilage of the property.

2. Site Context

The application site comprises a detached dwelling situated on a corner plot within a cul-de-sac.

Due to its position, the property presents two public-facing elevations, including a side boundary that runs perpendicular to the road. The outbuilding is located along this side boundary.

The surrounding area is characterised by residential properties of a similar scale with established boundary treatments including fencing, planting and garden structures.

The plot is of a generous size, and the building is positioned within the side garden area rather than projecting into the highway.

The longer elevation of the structure is partially screened by existing vegetation, and only the shorter elevation is visible from the cul-de-sac.

Neighbouring private gardens are set materially behind the boundary and are not directly enclosed by the development.

3. Description of Development

The development comprises a single-storey timber-framed outbuilding with the following approximate dimensions:

Length: 5.9 metres

Width: 3.5 metres

Height: approximately 2.5 metres

The structure has a flat roof and is set on an existing concrete base, which extends approximately 500mm beyond the front elevation.

The building is used solely for incidental domestic purposes ancillary to the main dwelling. It does not contain sleeping accommodation, bathroom facilities or kitchen facilities and is not capable of independent occupation.

4. Openings and External Appearance

The elevation facing the dwelling includes a centrally positioned glazed door, measuring approximately 1700mm in width, with fixed glazing panels either side forming a combined opening of approximately 3000mm.

Each short elevation contains a vertical window measuring approximately 600mm x 1900mm, positioned approximately 350mm from the edge and 200mm above ground level, with mirrored placement across each elevation.

The rear elevation does not contain any openings.

External materials comprise recessive dark cladding, with dark-framed glazing and a flat roof finished in a dark membrane.

5. Scale and Subordination

At approximately 2.5 metres in height, the structure is modest in scale and remains clearly subordinate to the host dwelling.

The building reads as an ancillary garden structure appropriate to its residential setting.

6. Impact on Street Scene

Although positioned forward of the principal elevation, the structure is located along a perpendicular side boundary rather than projecting toward the highway.

The longer elevation is partially screened by existing vegetation, and only the limited end elevation is visible from public vantage points.

The structure does not appear visually dominant or intrusive within the street scene.

7. Impact on Neighbouring Amenity

The siting and scale of the building were carefully considered, and the proposal was discussed with immediate neighbouring properties prior to construction.

The structure does not give rise to material loss of light, overshadowing, overlooking or loss of privacy.

The windows are oriented such that they do not overlook neighbouring private amenity space.

The use of the building remains incidental and domestic in nature.

8. Planning Balance

The development represents a modest and proportionate form of domestic development that is appropriate to its setting.

It is visually contained and does not result in material harm to the character of the area, the street scene, or neighbouring amenity.

9. Conclusion

The proposed development is acceptable in planning terms and complies with the general principles of residential development.

Retrospective planning permission is therefore sought.