

DELEGATED OFFICER REPORT

PROPOSAL	Retrospective application for the Installation of a storage shed to front of property.
LOCATION:	29 Margaret Close, Waterlooville, PO7 6BD
REFERENCE NO:	APP/26/00024
APPLICANT:	Anna Torenc
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	14/04/2026
APPLICATION EXPIRY DATE:	14/05/2026
WARD:	Waterloo
SUMMARY RECOMMENDATION:	REFUSE

1. Site Description

The application site comprises of a single storey bungalow located in Waterlooville. The property features parking to the front and a rear garden. The property's materials features brickwork and cladding for the external walls. The application site is in an urban and residential area, with the streetscene featuring a variety of bungalows in evidence.

2. Planning History

Is there any planning history relevant to the current application?

No

3. Proposal

Retrospective application for the Installation of a storage shed to front of property.

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)
DM13(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5. Statutory and Non Statutory Consultations

Southern Water	Proposed Works Southern Water has no objections to the proposed works due to the sewer not crossing the front of the property.
Councillor Ryan Brent	No comments received
Councillor Gwen Robinson	No comments received
Councillor Peter Wade	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.

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) Biodiversity Net Gain (BNG)
- (v) Parking

(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 Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, requires, amongst other matters, that the design of proposals, responds to and draws inspiration from and respects the local context. The Borough Design Guide states, inter alia, that development should not project forward of the building lines.
- 7.4 The shed is at odds with the current streetscene projecting forward of the building line with the application property and that of the adjacent neighbours and the materials would not be in keeping with the main dwellinghouse or the streetscene. Furthermore, the shed is located relatively close to the pavement (approximately 2 metres from the pavement) and is furthermore positioned on stilts exacerbating its visual impact upon the streetscene.
- 7.5 It is noted that there are no other similar developments in the immediate locality, and it is considered that the shed, by reason of its size, siting, design and materials results in a prominent and extremely incongruous feature within the street scene adversely impacting on the character of the area and the visual amenities of the locality.
- 7.6 As such, the size, siting, design and appearance of the shed is deemed unacceptable and inappropriate in context to the main building and its surroundings and is therefore considered to be unacceptable and contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and the Havant Borough Design Guide SPD.

(iii) **Effect on neighbouring properties**

- 7.7 The motorbike shed with regards to the height, lack of fenestration and separation distance from neighbouring properties is considered to have a limited and acceptable impact upon neighbouring properties

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

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

(v) **Parking**

- 7.9 The shed removes parking space, however on the site visit it was noted that the application site still features sufficient parking, including the application sites garage, for 3 cars and the proposal accords with the Havant Parking SPD and Policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and is considered acceptable in this regard.

8 Conclusions

- 8.1 The front shed, by virtue of its siting forward of the principal elevation of the dwelling and lack of screening would represent an extremely incongruous and visually intrusive feature that together with its utilitarian design causes harm to the character and appearance of the application site and street scene, contrary to Policy CS16 (High Quality Design) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (NPPF 2024).
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9. RECOMMENDATION:

That the Interim Head of Planning be authorised to **REFUSE** for application APP/26/00024

1. The front shed, by virtue of its siting forward of the principal elevation of the dwelling and lack of screening would represent an extremely incongruous and visually intrusive feature that together with its utilitarian design t causes harm to the character and appearance of the application site and street scene, contrary to Policy CS16 (High Quality Design) of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (NPPF 2024).

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,

Your application is considered unacceptable for the reasons set out in this Decision Notice.

2. This decision has been made having regard to the following plans:

Location Plan: Uploaded 19/03/2026

Shed Specifications: Uploaded 03/03/2026

Shed Floor Layout Plan: Uploaded 03/03/2026

Photographs of the storage shed as erected: Uploaded 27/02/2026

Block Plan: Uploaded 13/01/2026