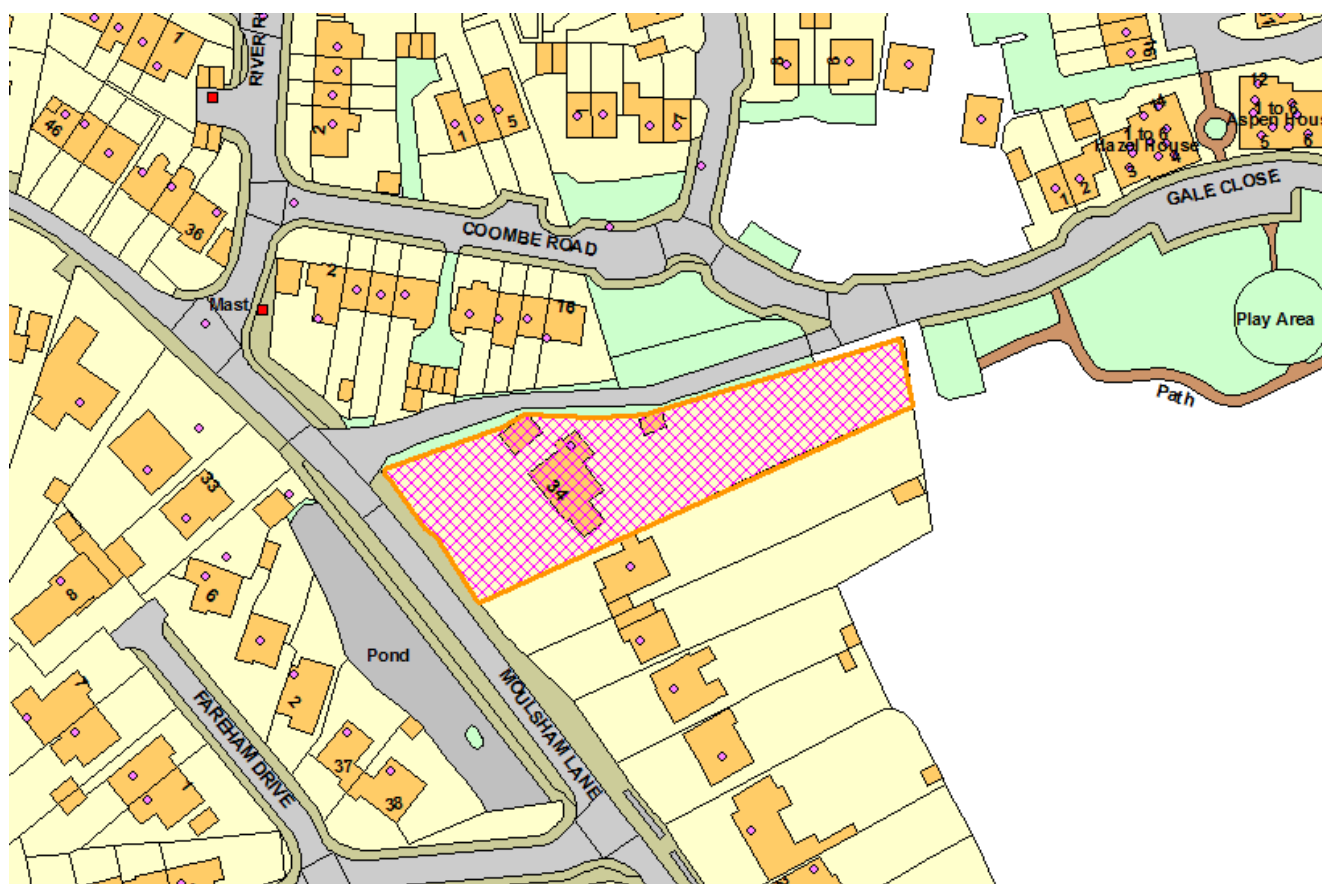


**COMMITTEE REPORT
ITEM NUMBER:**

APPLICATION NO. 22/00143/HOU
LOCATION **Moor Place 34 Moulsham Lane Yateley Hampshire GU46 7QY**
PROPOSAL Replacement of existing greenhouse with new greenhouse.
APPLICANT Richard Quarterman
CONSULTATIONS EXPIRY 10 February 2022
APPLICATION EXPIRY 17 March 2022
WARD Yateley West
RECOMMENDATION **Grant**



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1. BACKGROUND

This application is referred for decision to the Council Planning Committee as the applicant is an elected member of the Council.

2. DESCRIPTION OF THE SITE

The application site is a residential dwelling with ancillary garden land. The property is a two storey detached dwelling house.

The site is located on Moulsham Lane in a predominantly residential area within the defined settlement boundary of Yateley. The property is not a listed building, is not within a Conservation Area or subject to Article 4 directions.

There are no protected trees on the site. The property history suggests that the permitted development rights for the property are not restricted by earlier planning approvals.

3. PROPOSAL

The replacement of an existing greenhouse with a new greenhouse.

The proposed greenhouse will feature a brick plinth and will be typical of a greenhouse structure featuring glazed walls and roof. The proposed structure will measure 2.6 metres by 3.8 metres with a height to the ridge of 3.1 metres.

4. CONSULTEE RESPONSES

Yateley Town Council

No objection.

Drainage Engineer (Internal)

Thank you for the opportunity to comment. I have no objections to raise in relation to drainage or flood risk

Environmental Health Officer (Internal)

I have no comment to make on this planning application.

5. PUBLIC COMMENTS

None received.

6. RELEVANT PLANNING POLICY

Hart Local Plan (Strategy & Sites) 2016-2032:

SD1 - Sustainable Development

SS1 - Spatial Strategy and Distribution of Growth

NBE9 - Design

Hart District Local Plan (Replacement) 1996-2006 'saved' policies:

GEN1 - General Policy for Development

The emerging Yateley, Darby Green & Frogmore Neighbourhood Plan 2020 - 2032:

YDFNP1 - Delivering Sustainable Development
YDFNP4 - Design principles in New Development

7. CONSIDERATIONS

7a) Principle of Development

The proposed replacement greenhouse would be located within the existing private garden of the application site which is located within the defined settlement boundary of Yateley. The proposal is therefore considered acceptable in principle subject to compliance with other policy considerations and material planning considerations.

7b) Design, Landscape and Visual Impacts

The proposed replacement greenhouse would be located within the existing private garden of the application site. It would not be clearly visible from public vantage points and would cause no harm to the qualities of this area.

The proposed structure would typically represent a greenhouse structure, comprising mainly of glazing. The structure would respect the form, height, mass and scale of the host property and would therefore be in keeping with the character and appearance of the host dwelling. It would represent a modest replacement structure which overall would have no impact on the character or appearance of the area.

The proposed greenhouse would be of suitable design and appearance in relation to the host dwelling and would cause no overdevelopment or undesirable loss of amenity space.

7c) Impacts upon Amenity

The proposed greenhouse would cause no impact on amenities of neighbouring properties due to the location of the structure and its size.

No adverse impact on amenities of neighbouring occupiers would result and it is acceptable in this respect.

7d) Highway Safety, Access and Parking

The proposal would have no impact on issues of highway safety and access and parking arrangements on the site would be unaffected.

7e) Flood Risk and Drainage

The Drainage officer has raised no objection to the development and there would be no adverse impacts in this respect.

7f) Ecology and Trees

The application site contains no protected trees and will have no impact on ecology issues.

7g) Climate change and Equality

The proposal will have no demonstrable effects on climate change given its modest scale. In determining this application the Council, as required, had regard to its obligations under the Equality Act 2010. There has been no indication or evidence (including from consultation on the application) that the protected groups as identified in the Equality Act have, or will have, different needs, experiences, issues and priorities in relation to the particular planning application. Therefore there would be no significant adverse impacts as a result of the proposed development on protected groups.

8. CONCLUSION AND RECOMMENDATION

Applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The proposal meets the policy requirements for the HLP32 and saved policies of the HLP06. The proposal is acceptable, would cause no demonstrable harm and is therefore recommended for approval subject to the conditions listed below.

CONDITIONS

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following plans and details:

Location Plan
Block Plan
Layout Plan
Proposed Elevations

Reason: For avoidance of doubt and to ensure the development is carried out in accordance with the approved plans and particulars.

INFORMATIVES

- 1 The applicant is advised to make sure that the works hereby approved are carried out with due care and consideration to the amenities of adjacent properties and users of any nearby public highway or other rights of way. It is good practice to ensure that works audible at the boundary of the site are limited to be carried out between 8am and 6pm Monday to Friday, 8am and 12 noon on Saturdays with no working on Sunday and Bank Holidays. The storage of materials and parking of operatives vehicles should be normally arranged on site.
- 2 Hart District Council has declared a Climate Emergency. This recognises the need to take urgent action to reduce both the emissions of the Council's own activities as a

service provider but also those of the wider district. The applicant is encouraged to explore all opportunities for implementing the development approved by this permission in a way that minimises impact on climate change.

- 3 The Council works positively and proactively on development proposals to deliver sustainable development in accordance with the NPPF. In this instance: The applicant was advised of the necessary information needed to process the application and, once received, the application was acceptable and no further engagement with the applicant was required.
- 4 As the site is located within a defined Causal Flood Area, the applicant is encouraged to install surface water runoff betterment provisions as part of the development, such as rainwater butts.