
Site Address: 1 Rose in June Place, Mengham Avenue, Hayling Island,
PO11 9JB

Proposal: Detached garage to rear of property, erection of bi-folding gates and
dropped kerb to allow access to Selsmore Road (part retrospective).

Application Type: Full Planning Permission

Application No: APP/23/00084 Expiry Date: 05/04/2023

Applicant: Mr Gee

Agent: Mr Bramble-Stewart Case Officer: Denise Sheath
GBS Designs

Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Rose in June Place, Mengham Avenue, Hayling Island, is a two storey detached dwelling constructed with red brick with a grey slate tiled roof. The property is located on a corner plot with Mengham Avenue to the front and Selsmore Avenue located to the north side elevation. The property benefits from a block paved frontage for the parking of vehicles and a laid to lawn rear garden. The boundary treatment to the rear and rear side elevations consist of 2m high wooden fencing, the front north side elevation consists of a 1m high wooden fence, the front southern side boundary treatment is an approximate 1m wooden barred fence, the frontage to the property is open with no boundary treatment.

2 Planning History

APP/15/00552 - Application for written approval that the development has been carried out in accordance with approved details relating to Planning Application APP/13/00546., REF,16/07/2015

APP/15/00882 - Discharge of Condition Nos. 2, 3, 5, 6 and 7 of Planning Permission APP/13/00546., PERM,28/09/2015

APP/22/00455 - Application to determine if prior approval is required for a proposed 5G telecoms installation: H3G Phase 8 high street pole c/w wrap-around cabinet and; and 3 further additional equipment cabinets., PAY,19/07/2022

3 Proposal

Detached garage to rear of property, erection of bi-folding gates and dropped kerb to allow access to Selsmore Road (part retrospective).

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

The Highway Authority previously had concerns over the use of the layby given its intended purpose for servicing the Co-op store and the achievability of pedestrian visibility.

The applicant has amended the plan as per the drawing labelled statement plan setting back the garage 2m from the boundary and with a 4m opening achieving the required visibility of footway users. Gates are proposed which are to open inwards or slide which

is also agreeable. A planning statement has also been submitted detailing the intended use of the garage and acknowledging the proposed access to be subservient to the use as a loading bay for the Co-op store. The Highway Authority are therefore satisfied that the proposed access can be utilised safely and without harm to other users of the highway network.

The Highway Authority therefore raise no objection subject to the proposals coming forward as per the approved plan labelled statement plan and the following condition:

ACCESS CONSTRUCTION PROVISION

No development shall start on site until the access, including the footway and/or verge crossing shall be constructed and the pedestrian intervisibility splays of 2.0 metres by 2.0 metres provided in accordance with the statement plan. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 600mm in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

It is noted that the dropped kerb is already in place and has been subject to the required licensing process.

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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

(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 One element of the proposal is for the erection of a detached garage to the rear of the property. The proposed garage would have a maximum height of 3m, a depth of 4.8m and a width of 6.4m. The garage would be located adjacent the rear south side boundary and the rear western boundary. The proposal would be visible from the streetscene of Selshire Road and would be partially screened by the 1.8m wooden fence boundary treatment and the new 2m wooden bi-folding gates. The proposed garage would be set back approximately 2m from the new northern side access entrance.

7.4 The second element of the proposal is for the installation of 2m high bi-folding wooden gates to the rear northern side boundary curtilage. The proposed gates would be in keeping with the existing 2m wooden fencing already existing along this boundary and would not have a harmful impact upon the character of the area.

7.5 The last element of the proposal is for the retention of the existing dropped kerb to allow access from the proposed new gates and garage onto the highway of Selshire Road. The existing dropped kerb access is situated within a loading bay used for the delivery of goods to the CO-OP store adjacent the application site. The applicant has confirmed that the proposed use of the access will be subservient to the use of the lay by as a loading bay for the Co-op store. The Highway Authority have confirmed that they are satisfied that the proposed access can be utilised safely and without harm to other users of the highway network. The highways authority have raised no objection to the retention of the dropped kerb and gates providing a condition is placed upon the decision regarding visibility splay distances and ensuring there are no obstructions to the visibility splays over 600mm in height.

7.6 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). 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

- 7.7 The proposed garage would have a distance of 2m to the shared rear side boundary and an approximate 2.8m distance from the rear facing elevation of the neighbouring property to the south (No.2 Rose In June Place). A window and door are to be installed within the facing elevation of the proposed garage. This fenestration would be mainly screened by the 2m boundary treatment along the shared boundary with the eye line of the proposed fenestration below the boundary treatment. It is therefore considered that the proposed garage would have a limited and acceptable impact upon this neighbouring property.
- 7.8 The co-op store is located adjacent the rear boundary. It is considered that any impact from the proposed garage upon the convenience store would be considered minimal and acceptable.
- 7.9 Consequently, it is considered that the proposal will 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development and retention of the dropped kerb access is acceptable in principle, is 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 Head of Place be authorised to **GRANT PERMISSION** for application APP/23/00084 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Flood Risk Assessment - Received 07 February 2023
Statement - Received 17 July 2023
Statement Plan - Received 17 July 2023
Location Plan - Drawing No. 07 Rev C - Received 07 August 2023
Block Plan - Drawing No. 05 Rev C - Received 07 August 2023
Site Plan - Drawing No. 06 Rev C - Received 07 August 2023
Parking Plan - Drawing No. 04 Rev C - Received 07 August 2023

Proposed Floor Plan - Drawing No. 01 Rev C - Received 07 August 2023
Proposed Roof Plan - Drawing No. 02 Rev C - Received 07 August 2023
Proposed Elevations - Drawing No. 03 Rev C - Received 07 August 2023

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The garage / onsite parking hereby permitted shall not be brought into use unless and until the pedestrian intervisibility splays of 2.0 metres by 2.0 metres have been provided in accordance with the statement plan uploaded 17th July 2023. The lines of sight splays shown on the approved plans shall be kept free of any obstruction exceeding 600mm in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety having due regard to policies CS16, DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The access to the site shall be fitted with bi-fold gates opening inwards to the site as shown on drawing reference 1RoseJunePlace05 Rev C.

Reason: In the interests of highway safety having due regard to policies CS16, DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.