
Site Address:	12 Garden Close, Hayling Island, PO11 9AD		
Proposal:	Proposed double garage to replace existing single garage.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00794	Expiry Date:	07/11/2023
Applicant:	Mr S Ives		
Agent:	Mr P Walker	Case Officer:	Josephine Lacey
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Garden Close, Hayling Island is a detached Bungalow with two roof pitches, constructed with pale brown brick and a grey roof tile. The curtilage of the dwelling is large at the front and rear, with a large driveway and garage to the South of the dwelling. The neighbouring properties are of similar design and are significantly spaced apart within the cul-de-sac.

2 Planning History

APP/23/00703 - Single storey rear extension., PERM,05/10/2023

3 Proposal

Proposed double garage to replace existing single garage.

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)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger - Hayling West
No comments received.

Councillor Julie Richardson

No comments received.

Councillor Paul Gray

No comments received.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 The proposed double garage would be constructed with similar materials to what already exists at the property. A condition can be applied to any permission to ensure that such materials match as close as practicable to what exists.

7.4 The dimensions are to be 6m in width and 6m in length. The roof would be pitched with an eaves height of 2.5m and maximum height of 4m. There would be a door and window within one of the side elevations and a roller door to the front elevation. The proposal would be visible within the streetscene to a limited level, but is proposed in the same location that the existing garage is currently, and the design of the garage is subservient to the main dwelling and deemed appropriate in context of the main

dwelling and surrounding area.

- 7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and is 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

- 7.6 To the south is No.11 Garden Close. There would be no windows on the elevation facing this dwelling. The proposal would not appear much different from the perspective of this property to what is already existing, as the garage will be extended in the other direction away from this neighbouring dwelling. Due to the orientation of the buildings, the proposal is not likely to cause any overshadowing to this neighbouring property. Therefore, the proposal would have a limited and acceptable impact on light, outlook and privacy to this dwelling.
- 7.7 To the northwest is No.13 Garden Close. There would be a door and window in the elevation facing this property, but it would be mostly screened by an existing outbuilding within the curtilage of this neighbouring property as well as the boundary. There is enough distance between the neighbouring dwellings that the proposal is likely to have no impact on light to this property. Therefore, the proposal would have a limited and acceptable impact on light, outlook and privacy to this dwelling.
- 7.8 To the rear is No.33 South Road. There is approximately 25m between the proposal and the rear elevation of this dwelling, meaning that there is likely to be no impact on light, outlook and privacy to this property. No.27 South Road is also to the rear towards the southeast of the application site and the closest property to the proposal. The roof changing from flat to pitched will mean that there will be more of a visual impact on this neighbour than what exists currently, however, it is not so close that it will harmfully impact light, outlook or privacy to any windows in the rear or side elevations, which do not directly face towards the area of the proposal.
- 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 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/23/00794 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:

19 Oct 2023	LOCATION AND BLOCK PLAN
19 Oct 2023	PROPOSED ELEVATIONS
19 Oct 2023	PROPOSED FLOOR PLAN/LAYOUT

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.