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|-----------------|----------------------------------------|---------------|--------------|
| Site Address:   | 4 South Road, Hayling Island, PO11 9AE |               |              |
| Proposal:       | Erection of timber garage.             |               |              |
| Application No: | APP/20/00883                           | Expiry Date:  | 20/11/2020   |
| Applicant:      | Mr M Hutley                            |               |              |
| Agent:          | Mr Tuson                               | Case Officer: | Joseph Toole |
|                 | MT Planning                            |               |              |
| Ward:           | Hayling West                           |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

4 South Road, Hayling Island, is located to the east of South Road. The application site is a detached property

The property is within a residential area with properties differing in design and appearance.

## **2 Planning History**

APP/19/01161 - Sub division of existing plot and erection of 1No. 3 bed dwelling and creation of a new access for the existing dwelling. [Note: Grampian Condition applies, contact LPA for details] (Approved 29/04/2020). Request to Discharge Condition 4 (06.08.2020). Request to Discharge Condition 3 and 7 (23.09.2020). , PERM,29/04/2020

APP/20/00649 - Slate effect roof tiles. Ecoscape Slatted Composite Cedar cladding to first floor. Grey Window frames and Fascias to match. White render at ground level with Stone feature wall to right hand side of front elevation., UNK,

APP/20/00648 - Application for non-material change to Planning Permission APP/19/01161 in relation to addition of 3no. rooflights on dormer roofs and change of 1st floor front right window from square to triangular to fit within gable., PERM,07/09/2020

## **3 Proposal**

Erection of timber 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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Councillor Clare Satchwell - Hayling East**

No Comment.

### **Councillor I Scott Hayling West**

No Comment.

### **Councillor Joanne Thomas**

No Comment.

### **Arboriculturalist**

We would request the following to show the proposed development would not impact the neighbouring tree:

- RPA of the tree
- Distance outside of the RPA that will be constructed in.

A plan would be useful.

### **Arboriculturalist (2)**

I now have no objection to the application.

## **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: 1

| <b>Comment</b>                                                                                 | <b>Officer Comment</b>                        |
|------------------------------------------------------------------------------------------------|-----------------------------------------------|
| Objection on the use of the garage if used for serving motor vehicles, causing noise pollution | The use of the outbuilding would be a garage. |
| The road is also currently flooded with                                                        |                                               |

|                                                                                                                                                                                                                    |                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Builders vans and service lorries making deliveries for the new build next door. So in the words of common sense and if this application is granted that work doesn't start until after the new builds completion. | This is not a material planning consideration. |
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## 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) Trees

(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 development would involve the erection of a timber garage to the front of the property. It would have two garage doors to the front, a door and window on the north side and a window on the south side. The proposed garage would have a width of approximately 5.9 metres, a depth of approximately 5.9 metres with a pitched roof with a maximum height of approximately 2.8 metres.

7.4 The proposed garage would have timber boarding with tile effect roof sheets. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 The proposed development would not be readily visible from the street scene due to being screened by the existing hedging along the front boundary. Along the street scene there is mix trajectory line of properties with No.2 South Road being further forward than the property here. It is considered the proposed garage would not detrimentally impact the street scene and would therefore be deemed acceptable.

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 be screened by the existing large hedging to the front of the property and 2 metre high fencing along the shared boundary with No.4A South Road. Due to the pitched roof design it is not considered to appear overbearing or result in a harmful loss of light.

7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to

overlooking 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).

(iv) Trees

- 7.9 There is a large tree in the front garden of the neighbouring property No.4A South Road. Tree information has been provided in the form of an Arboricultural Impact Assessment and Tree Protection Plan which shows no harm would be caused on the tree. The Council's Arboriculturalist was consulted on the application and raised no objection. A condition regarding the works according to the AIA and TPP has been recommended.

## 8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.

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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00883

- 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:

Location Plan, Block Plan, Proposed Floor Plans and Elevations - MT / 1547 / 3 REV A  
RPA Block Plan

**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 permission hereby given must include full adherence to the Technical Arboriculture Ltd Tree Protection Plan (TPP-KC/4southroad/001) and in line with the Technical Arboriculture Ltd Arboricultural Method Statement (AIA/AMS-KC/4south/001).

Prior to any works commencing on site (to include clearance) the protective fencing must in in place and its position agreed with the LPA.

**Reason:** To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.