
Site Address:	Beechgrove, St Peters Road, Hayling Island, PO11 0RX		
Proposal:	Garage extension and conversion.		
Application No:	APP/20/00714	Expiry Date:	14/10/2020
Applicant:	Mr Lane		
Agent:	Mr M Farrer	Case Officer:	Joseph Toole
	MF Designs Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

Beechgrove, St Peters Road, Hayling Island, is located to the west side of St Peters Road. The application site is a two storey property comprising of black timber on the property and facing brick on the garage. It has brown clay roof tiles. The property has an outbuilding to the front screened by a 2 metre high hedging. Vehicular access is from St Peters Road with parking to the front.

The property is located in a low density area with large properties of different designs.

2 Planning History

02/61548/003 - Demolition of existing bungalow and construction of replacement dwelling., PERM,25/04/2003
02/61548/002 - Demolition of existing house and construction of replacement dwelling with attached double garage with accommodation over., REF,24/06/2002
96/61548/000 - Single storey rear extension to provide separate accommodation for elderly relative
, REF,08/03/1996
96/61548/001 - Single storey rear extension to provide separate accommodation for elderly relative, REF,06/06/1996
06/61548/004 - Substitute approved metal chimney with brick work chimney and replace timber cladding to north elevation with bricks., WD,16/10/2006
06/61548/005 - Re-site replacement dwelling with attached double garage as built. Substitute approved metal chimney with brickwork chimney and replace timber cladding to north elevation with bricks. Substitute approved circular bay to rear with square bay as an alternative to that approved at appeal ref 02/61548/002 dated 21 January 2003., PERM,08/12/2006
08/61548/006 - Erection of garden store to front of property. (Retrospective Application.), REF,21/10/2008

3 Proposal

Garage extension and conversion.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of
Havant Borough)
CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Leah Turner - Hayling East
No Comment.

Councillor M Wilson - Hayling West Ward
No Comment.

Councillor R Raines - Hayling East
No Comment.

Developer Services, Southern Water (1)

Any changes to the building foundations will require Southern Water approval. An investigation of the sewer is required to ascertain its condition, size and depth. The design for erection of additional floor and extensions should take into account additional load of that construction that will be affecting the public apparatus.

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission; for example, the developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer.

To make an application visit developerservices.southernwater.co.uk and please read our New Connections Services Charging Arrangements documents which are available on our website via the following link:
southernwater.co.uk/developing-building/connection-charging-arrangements

In situations where surface water is being considered for discharge to our network, we require the below hierarchy for surface water to be followed which is reflected in part 3 of the Building Regulations:

- Reuse
- Infiltration
- Watercourse
- Storm sewer
- Combined Sewer

Guidance on Building Regulations is here:
gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h

Developer Services, Southern Water (2)

The submitted additional information regarding the protection of sewer is satisfactory to Southern Water.

All other comments in our response dated 03/09/2020 remain unchanged and valid.

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: 5

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
- (iv) Drainage
- (v) 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 demolition of the existing outbuilding with the construction of a garage with a conversion. The existing garage would be converted into a larger utility space with a games and play room. The proposed garage extension would have a width of approximately 6.2 metres, a depth of approximately 6.2 metres on the north side and 4.6 metres on the south side with an area to the front for bin storage with a width of 1.8 metres and a depth of 1.6 metres. The proposed garage would have the same height as the existing garage being approximately 5.5 metres.
- 7.4 The proposed garage extension would have black painted timber weatherboarding and plain clay tiles to match the existing property. This is considered to be inkeeping with the context of the main dwellinghouse.
- 7.5 The proposed development would be visible from the public realm extending further forward towards St Peters Road. This is considered not to have a negative impact on the character of the area with other properties such as Horwood Orchard being on the same trajectory line. The proposal would also be partly screened by the existing hedge along the front boundary.
- 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 Although the proposed development would extend the existing garage out to the front it is not considered to impact any residential amenity space being partially screened by the existing 2 metre high hedging and fencing along the boundaries. It is noted there would only be windows on the south elevation, one in the utility room and one in the games room. This is not considered to overlook any immediate private amenity space facing Tideways driveway. Furthermore, these views have already been established from the existing garage.
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Drainage

- 7.9 Southern Water were consulted on this application and originally requested a prior commencement condition stating the measures which will be undertaken to protect the public sewers. The applicant's agent provided additional information regarding how the sewers would be protected which was deemed acceptable by Southern Water. Therefore, a condition has not been recommended.

(v) Trees

7.10 The existing ash tree to the front of the property, which is shown on the submitted plans, potentially represents a constraint on development, and as a result was discussed with the applicant. The applicant has advised that the tree is due to be felled due to Ash dieback, and furthermore the Council's Arboriculturalist has advised that the tree is not worthy of a TPO. Consequently it is deemed acceptable for the tree to be removed, and it does not represent a constraint on the development.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00714 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:

Location and Block Plan - P-02
Proposed Floor Plan and Elevations - P-01

Reason: - To ensure provision of a satisfactory development.

- 3 The details of the measures to be undertaken to protect the public sewer to the front of the site during the course of demolition and construction shall be in accordance with the details provided in the email dated 25th September 2020 and retained thereafter during the construction work for the development, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the public sewer having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.