
Site Address:	Old Workshop, St Peters Road, Hayling Island, PO11 0RX		
Proposal:	Erection of garage and wall with associated access to farmyard.		
Application No:	APP/20/00709	Expiry Date:	04/11/2020
Applicant:	Mr Pike		
Agent:		Case Officer:	Selina Donophy
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a barn conversion 'Old Workshop' located on the east side of St Peters Road , with the principal elevation fronting Northney Lane to the north. This property is set at two storey level with a barn hipped roof with clay tiles and elevations formed from black timber cladding . To the south of the dwellinghouse is a rear garden with a boundary wall running alongside the western boundary . To the south of the site is a Grade II listed building, Northney Farm, separated by a courtyard and access road. To the north of the site is the AONB which is located to the rear of the properties along Northney Lane.

2 Planning History

APP/10/00495 - Discharge of Condition No.s 3-18 of Planning Permission
09/73851/000., SPL,03/02/2011
09/73851/000 - Barn conversion to create 1No. 3 bed house, demolition of workshop and lean-to shed, and erection of double garage., PERM,09/07/2010
APP/14/00196 - Crown reduce to previous pruning points, crown raise to 5m and remove Ivy 1No. Ash tree (T3) to subject to TPO 0567. , PERM,01/04/2014

3 Proposal

Erection of garage and wall with associated access to farmyard.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Grade II listed building adjoining site to south
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

I have reviewed the submitted documents and there doesn't appear to be an Arboricultural report submitted. As there is a TPO'd tree in proximity an AIA, AMS and TPP will need to be submitted in order for me to fully comment.

Comments following AMS and TPP provision :

The supplied AMS and TPP for this project appear adequate to ensure that the tree is protected during demolition and construction. If permission is given then the AMS and TPP must form part of the conditions and strictly adhered to. No Arb objection.

Conservation Officer

The proposal is similar to the previously approved scheme albeit some changes to the roof design and the addition of solar panels. Overall It is considered that revised garage and the proposed wall would not result in harm to the adjacent listed building or its setting which forms part of significance. This is on the basis that the materials used are those specified in the PDF document received on 18/1/21 and any referred to on the application form.

Conclusion – No Objection

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

Southern Water requires a formal application for any new 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

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.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing,

West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk by email at:

SouthernWaterPlanning@southernwater.co.uk

Hampshire Highways

A new access is proposed into the existing farmyard to the south of the converted barn.

The access appears to fall within private land ownership into the farmyard, with the existing bellmouth junction with St Peters Road utilised to achieve access to the wider highway network.

The vehicular movements from the converted barn onto the local highway would not result in detrimental harm to the network. The Highway Authority therefore raise no objection.

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: 10

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 and setting of a listed building
- (iii) Effect on neighbouring properties
- (iv) Trees
- (v) Highways

(i) Principle of development

7.2 The application site is not within the defined urban area, therefore development will only be permitted if it is consistent with the policies for the countryside set out in national policy as specified in Policy CS17. Whilst the principle of new dwellings is not supported in non-urban locations, in this case the application proposes the provision of a garage building for purposes ancillary to the enjoyment of the host dwelling, and no objection is raised to this as a matter of principle as it accords with Policy AL2 of the Allocations Plan.

(ii) Appropriateness of design and impact on the character of the area and setting of a listed building.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

7.3 This proposal comprises a garage to the south of the site and a new boundary wall also to the south of the site. The proposed garage would have a barn hip roof, with clay roof tiles to match the main property which is a barn conversion granted consent under application reference APP/09/73851/000. It would have elevations formed from horizontal timber cladding, painted black to match the main property and would form an enclosed storage area and open garage on posts to allow for 2 parking spaces. It would have dimensions of approximately 8.36 metres in length, 4.45 metres in height and approximately 4.8 metres in depth. There would be pedestrian access to the storage area from the north elevation and solar panels to the south elevation roof slope. Access to the garage would be from within the courtyard to the south, which is within the red line of the site boundary.

7.4 The proposal also comprises the elongation of the existing wall along the southern boundary in matching brickwork with existing (height of approximately 1.6 metres), and a pedestrian gate which is judged to be acceptable in appearance within the context of the area. Landscaping to the south is also proposed with planting (details of planting not submitted), however this is not judged to cause harm to the character of the area.

- 7.5 This proposal site would remain highly visible from the public realm, located close to the junction where Northney Road meets Northney Lane and sited alongside the road where there is currently a brick wall. Despite the reasonable scale of the garage, it is judged to be complementary in both design and materials to the main barn , which is also sited alongside the road. Towards the south of the site is Northney Farmhouse which is a Grade II listed building . Under application 09/73851/000 a garage was granted approval in this location, although of differing design and scale. This proposed garage is larger in scale , however this is not considered to cause any additional harm to the character of the area. The Council's Conservation Officer has been consulted in regard to this scheme and has advised as follows:

The proposal is similar to the previously approved scheme albeit some changes to the roof design and the addition of solar panels. Overall It is considered that revised garage and the proposed wall would not result in harm to the adjacent listed building or its setting which forms part of significance.

The Conservation Officer has upheld no objection on the grounds that the garage is constructed in accordance with the material specification document provided in the supporting documents, and on this basis it is considered that the proposals would preserve the setting of the adjacent listed building and be consistent with the duty imposed by Section 66 of the Act. It is also noted that this would be set back a reasonable distance from the AONB, to the rear of the barn where it would not be visible from the AONB.

- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and the adjacent listed building and is therefore considered to be acceptable, meeting the requirements of Policies CS16 and CS11 of the HBLP (Core strategy) and DM20 of the HBLP (Allocations). 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 To the south of the site is no 1 Northney Farmhouse - there is judged to be adequate separation distance between the garage and property to the site to avoid any overbearing or overshadowing impact. The proposed alterations to the access, landscaping and wall are all within the site and would not result in any harm to the access to no 1 or to Northney Farm to the south east.

- 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) Trees _

- 7.9 There is a mature ash tree to the east of the barn proposal site . The Council's Arboriculturalist has been consulted in regard to this proposal and has requested the submission of a AMS and TPP . These have since been provided and the Arboriculturalist has been re-consulted and has upheld no objection on the basis that the garage is constructed in accordance with the plans.

(v) Highways

- 7.10 This proposal includes a revised access to the site , coming straight off the south elevation of the proposed garage - this space opens up onto the main access into the site , allowing for adequate space for safe turning before entering onto St Peters Road . Highways have been consulted in relation to the proposal and have upheld no objection.

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/20/00709 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:

'Materials sample' document received on the 19.01.2020
Tree Protection Plan received on the 08.12.2020
AIA received on the 08.12.2020
Proposed block plan received on the 10.09.2020
Location plan received on the 27.08.2020
Proposed east elevation received on the 27.08.2020
Proposed floor plan received on the 27.08.2020
Proposed garage 3D view received on the 27.08.2020
Proposed north elevation received on the 27.08.2020
Proposed plan with additional detail received on the 27.08.2020
Proposed roof plan received on the 27.08.2020
Proposed south elevation received on the 27.08.2020
Proposed south elevation with additional information received on the 27.08.2020
Proposed west elevation received on the 27.08.2020

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.