
Site Address:	Caprera, Queensway, Hayling Island, PO11 0LY		
Proposal:	Retrospective application for extended driveway.		
Application No:	APP/21/00123	Expiry Date:	30/03/2021
Applicant:	Mr A Rodger		
Agent:		Case Officer:	Denise Sheath
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

Caprera, Queensway, Hayling Island, is a detached bungalow, constructed with white painted render with a hung tiled roof. The property benefits from an integral garage to the front southern elevation, with a tarmac driveway leading from Queensway to the garage. Part of the frontage is grassed laid to lawn area with a block paved section (which is the subject of this application).

2 Planning History

02/61263/001 - Crown thin by 30% a purple plum (T2) removing epicormic shoots, crossing branches and any deadwood subject to TPO 1128., PERM,06/12/2002
95/61263/000 - Pruning of T2 Prunus covered by TPO 1128., PERM,24/10/1995
07/61263/002 - Crown thin by 20%, remove epicormic shoots, crossing branches and deadwood a Purple Plum (T2) subject to TPO 1128., PERM,08/11/2007

3 Proposal

Retrospective application for extended driveway.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

It is unclear from the applicant's drawing whether an additional dropped kerb has been provided to cater for the extended driveway. This matter should be clarified by the applicant.

Should the extended driveway not require any alteration to the dropped kerb access, this application falls under the Highway Authority's standing advice and therefore no further comments will be provided.

Officer Comment:

There has not been an extension to the existing dropped kerb at the application site. An informative has been placed on to the decision advising should an extension to the dropped kerb be required at a later date the applicant is required to contact the Highways Department.

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

- (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 application is a retrospective application which extended the original hardsurfacing of the driveway to the east elevation (front). The proposed works which

have been carried out are visible from the public realm, the materials which have been used are block paving bricks, the use of this material would not cause adverse harm with regard the impact on the character of the area, many of the properties have hard surfaced frontages therefore the proposal would not be out of keeping with the area.

- 7.4 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

- 7.5 The retention of the additional block paved area to the front of the property would not have any negative impact on the neighbouring properties to both sides elevations and the neighbouring properties opposite the front elevation. Many of the properties have a hard surfaced area to their frontages. Any impact would be considered minimal and acceptable.
- 7.6 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.

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/21/00123 subject to the following conditions

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

Application Form - Received 02 February 2021
Location Plan - Received 02 February 2021
Site Layout Plan - Received 02 February 2021
Driveway Elevation Photographs - Received 02 February 2021.

Reason: - To ensure provision of a satisfactory development.