
Site Address:	101 Havant Road, Hayling Island, PO11 0LE		
Proposal:	Detached garage.		
Application No:	APP/20/00579	Expiry Date:	08/09/2020
Applicant:	Mr Young		
Agent:		Case Officer:	Selina Donophy
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two- storey terraced dwellinghouse located on the west side of Havant Road, Hayling Island. This property forms 1 of 4 in a terrace of red brick properties . To the front is a garden area with a hedge boundary separating it from the road and towards the rear is a garden with a length of approximately 34 metres , accessed from the rear by West Lane.

Due to coronavirus it was not possible to make a site visit for this application, therefore this application has been considered with the aid of photographs supplied by the applicant.

2 Planning History

07/61583/000 - First floor rear extension. , PERM,15/10/2007
APP/17/00616 - Detached garage to rear, PERM,01/08/2017
APP/18/00653 - Detached garage to rear. (Revised application)., PERM,16/08/2018

3 Proposal

Detached 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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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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

Langstone Harbour Board

The Board's Planning Sub Committee has considered this application and has no objections to the proposals.

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

(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 This application follows a previous permission granted in August 2017 under APP/17/00616 for a detached garage to be positioned in the rear amenity space of No 101 Havant Road in Hayling Island. Subsequently there was another proposal granted permission in 2018 under APP/18/00653 for a barn hip detached garage also positioned to the rear of no 101 Havant Road. This proposal comprises a pitched roof design, reduced slightly from that granted permission in 2018 in width, but with a similar depth and height, including a singular grey aluminium roller shutter garage door on the western elevation and double doors to the eastern elevation leading into the rear garden. Dimensions include a depth of approximately 6.5 metres, a height of 4.2 metres to ridge level and a width of 4.9 metres.
- 7.4 The area to the rear of No 101 Havant Road is currently hard-surfaced to accommodate two parking spaces and it would appear that these rear areas along West Lane are used for the parking for the dwellinghouses along Havant Road. As such, two other large scale garages are already in position to the south of 101 and therefore the precedent has been set for this type of development and the works proposed to No 101 are considered to not look significantly out of place due to these other examples.
- 7.5 The proposed garage is considered to be of a good design and shall accommodate two vehicles using a mixture of materials including Marley Eternit Rivendale blue/black fibre cement slate tiles, black timber cladding. The materials proposed are considered to be in keeping with the character of the area. As such the proposed materials are considered to not result in a significant adverse amenity to the locality and can be considered acceptable.
- 7.6 This proposal is reduced in size from the garage proposed under APP/18/00653 and the singular roller shutter door is judged to reduce any visual impact of this further. The application site has an adequate space to accommodate the alteration without the works appearing obtrusive or cramped within the streetscene of West Lane and the appearance of the garage is considered to be acceptable and appropriate to the locality and other development present. The works are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy).
- 7.7 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

- 7.8 The proposed garage is to be positioned close to the south curtilage of the site, set off by approximately 1 metre and shall be forward of both the neighbouring garages to the south as per the previously permitted development. As both these areas to the rear are currently used as parking areas by the neighbouring dwellings and not regular

amenity space the development is considered to not significantly impact the outlook of these spaces. The screening between the development and neighbouring dwellings is considered to be sufficient as 1.8m timber fencing there is not considered to be any significant harm to neighbour amenity.

- 7.9 The garage although of a reasonable size shall be positioned off the shared boundary to the north by approximately 5 metres. The screening in place between the dwellinghouses is considered sufficient in the form of timber fencing approximately 1.8m with high level thick hedging and with the design proposing a roof pitched away from No 103 is it considered that the development would not result in an adverse impact from the outlook of No 103. It is noted that the proposed garage shall be alongside the private amenity space of No 103 yet due to the orientation of the works and distance between the developments it would ensure that the works do not create a significant adverse impact to light levels nor create shadowing as a result. The very small increase in height at ridge level is not judged to have any further impact than the previous design, and would be offset by the reduction in width, therefore this proposal is judged to be acceptable in terms of impact on neighbour amenity.
- 7.10 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 .

- 7.11 The validation of this application has highlighted that TPO trees are within the curtilage of the application site however this has been reviewed and it noted that TPO trees run along the southern boundary of No 97 and are to the front of No 107 to the north. The trees to the south are considered to be set sufficiently away from the curtilage of No 101 by approximately 30m so that impact caused to them as a result of the development would be negligible. It is also noted that the area opposite the trees is already hard-surfaced at No 97 and No 99 and therefore coupled with the existing hard-surfacing at No 101 the impact caused is considered to be acceptable. The foot print has been reduced from previous approved designs and therefore the current application is considered to maintain an acceptable impact to the trees onsite. The TPO tree to the north of No 101 is separated by a sufficient distance and as it is separated from No 101 by the highway and additional hard-surfacing and is therefore considered to remain unaffected by the proposed development. Therefore in conclusion the development at No 101 is considered to have an acceptable impact. It was not considered necessary to consult with the Council's Tree Officer due to the limited impact the structure would have.

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/20/00579

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of the previous permission granted under APP/18/00653 dated 16th August 2018 .

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:

180618 P001 0.101 (REV 03) Site and location plan
200710 P001 2.101 (REV 03) Proposed plans and elevations
Design and Access Statement received 22.07.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: In the interests of the amenities of neighbouring properties and to ensure the retention of adequate on-site car parking in accordance with standards adopted in the Havant Borough Residential Parking and Cycle Provision SPD having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework .