
Site Address:	15 Alexandra Avenue, Hayling Island, PO11 9AL		
Proposal:	Replacement of existing single garage with double garage.		
Application No:	APP/20/00102	Expiry Date:	02/04/2020
Applicant:	Mrs Henning		
Agent:	Mr Moser	Case Officer:	Joseph Toole
	Design Drawn Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey detached property and detached single garage situated on a generous plot. The property has been previously extended and has a brown tiled pitched and hipped roof and elevations of red multibrick and white render at first floor with a single storey flat roof front extension. The site is level with open vehicular access, a shingle drive, grass and shrubs to the front. There is 1.6 metre high fencing to the south and west and mature shrubs and a hedge to the north. The rear garden is in excess of 28 metres deep, mainly laid to lawn with a patio, a pond, decking and shrubs and is enclosed with 1.6 metre high fencing and mature shrubs to the south and east and a 2 metre high fence and shrubs to the north.

Detached two storey dwellings lie to the north and south, the rear garden of a property in Chichester Avenue is to the rear and a detached bungalow is opposite. The area is of low to medium density with a mixture of large detached two storey dwellings and bungalows and semi-detached bungalows of similar and individual age, style and design.

The application site obtained planning permission for the demolition of existing garage and conservatory with a two storey side and rear extension under reference APP/16/00781. A non material amendment application to reduce the size of the extension was obtained under reference APP/18/01280. Under reference APP/20/00088 an application was submitted to reduce the two storey side extension with a single storey side garage, however this could not be done under a minor amendment application due to the changes in description and was therefore withdrawn.

2 Planning History

94/59005/000 - Conservatory at rear, PERM,
APP/16/00270 - Single storey rear extension and two storey side extension.,
PERM,24/06/2016
APP/16/00781 - Demolition of existing garage and conservatory. Proposed two storey side and rear extension. , PERM,21/09/2016
APP/18/01280 - Non-material amendment to Planning Permission APP/16/00781 relating to reduction in size of extension., PERM,03/01/2019
APP/20/00088 - Minor amendment to APP/16/00781 to reduce two storey extension to a single storey garage., UNK,

3 Proposal

Replacement of existing single garage with double 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

None

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

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 proposed development would involve the replacement of the existing single garage with a double garage. It would have a width of approximately 6 metres, a depth of approximately 8.9 metres and a maximum height of approximately 3.8 metres. It would have a low angled pitched roof (concealing a flat roof beyond).
- 7.4 The proposed development would match the existing property in terms of render/brickwork and roof tiles. This would be deemed acceptable to the context of the main dwellinghouse.
- 7.5 The proposed development would be subservient to the host dwelling. It is considered a double garage of this scale is appropriate in terms of the size of the plot and the retained amenity space. As a result it would be in keeping with the character of the area.
- 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 proposal would be visible from the public realm, although the property is set back 7 metres from the highway and the double garage a further 9.5 metres. There would be a garage door to the front facing the public highway, therefore it would not overlook any private amenity space.
- 7.8 The proposed double garage would continue to retain the separation distance of approximately 1.4 metres to the northern boundary. There would be no windows in the northern elevation of the proposal and the door accessing the garage would be partially screened by the existing boundary treatment. Furthermore, the property to the north is set back from the application site by approximately 8.5 metres from the shared boundary. Therefore, it is not considered to be materially harmful to the private amenity space to the occupiers of No. 11 Alexandra Avenue.
- 7.9 There would be a door to the rear of the proposed double garage which is approximately 31 metres from the eastern boundary. It is therefore judged the properties to the rear are a sufficient distance away with hedging to the rear not to be negatively impacted from the proposed development.
- 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.

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/20/00102

- 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:

Proposed Ground Floor Plans - 262.P101_C
Proposed First Floor Plans - 262.P102_C
Proposed North and South Elevations - 262.P103_C
Proposed West and East Elevations - 262.P104_C
Proposed Roof Plan - 262.P105_C
Proposed Location Plan and Block Plan - 262.P106_C

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used 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.