

Recommendation: **GRANT PERMISSION**

Havant Borough Pre Submission Local Plan 2036

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.

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: 4

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) Ecology

(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 2 foot garden front wall to be replaced by a new wall and gate. There would also be a car port to the front of the property. Furthermore, there would be alterations to the property in terms of a proposed porch, proposed bay to the front and a render finish to the front elevation. Originally plans were submitted for a 1.8 maximum height brick wall with a double car port however there were concerns this would be out of keeping with the character of the area which has a semi rural feel. Therefore, it was suggested to

reduce the height of the brick wall and gate and the size of the double carport. This was taken on board and the plans were amended accordingly.

- 7.4 The proposed front wall would have a maximum height of 1.4 metres and a minimum height of 1.1 metres with the metal gate having a maximum height of 1.4 metres. The proposed single car port would be located to the front of the plot. It would have a width of approximately 3.1 metres, a depth of approximately 5.4 metres with a pitched roof with a maximum height of approximately 3.6 metres. The proposed front porch would have a width of approximately 2.7 metres, a depth of approximately 1.2 metres and a maximum height of approximately 3.5 metres.
- 7.5 The proposed front garden wall would have facing brickwork and flint to match the property opposite (No.15 Hollow Lane). The proposed car port would be constructed with timber and clay plain roof tiles to match the existing property. This is considered to utilise rural design elements and is considered in keeping with the context of the area. The proposed porch would have timber and bricks with plain clay roof tiles to match. Furthermore, the main dwellinghouse would have white render. It is considered that the proposed works would be in keeping with the context of the main dwellinghouse and thus deemed acceptable. A condition to provide sample materials before commencement has been recommended. This was agreed by the applicant's agent.
- 7.6 The proposed front garden wall would be in keeping with the character of the area as some of the properties within the road such as No.15 Hollow Lane have a wall and gate to the front of their properties. It has been noted that ordinarily Havant Borough Council discourages garages/outbuildings to the front of properties as mentioned in the Havant Borough Council Design Guide SPD. However, there are examples of garages within the front gardens in the immediate vicinity of the application site such as No.4A Hollow Lane directly adjacent to the application site. The proposed garage would be offset approximately 2 metres from the proposed gate and would be screened by the existing tree to the front. This is not considered to have an adverse impact upon the street scene. Lastly, the proposed alterations would not negative impact the character of the area, with No.15 Hollow Lane having white render and a front porch. Therefore the proposed development is considered to be in keeping with the character of the area.
- 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 front wall/gate, porch and external alterations to the property is considered not to have an negative impact on neighbour amenity.
- 7.9 The proposed car port would be offset from the front of the property and screened by elements of hedging. Thus, it is considered not to have a negative impact on the neighbouring properties due to its size and positioning.
- 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) Ecology

- 7.11 The site has been identified by the Hampshire Biodiversity Information Centre to be within 50m of Notable and Protected Species – Common Pipistrelle Roost, Pipistrelle Bat species roost. The proposed development is not considered to have a negative impact on the ecology of the area or protected species.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character and appearance of the area 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/20/00469

- 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 Plan, Existing Plans and Elevations - HOPA-001-P
Proposed Plans and Elevations - HOPA-002-P Rev A

Reason: - To ensure provision of a satisfactory development.

- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and or a full specification of the materials to be used externally on the buildings and wall have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.