
Site Address:	33 Church Road, Hayling Island, PO11 0NN		
Proposal:	Timber framed pergola in rear garden. (retrospective application)		
Application No:	APP/19/01157	Expiry Date:	05/03/2020
Applicant:	Mr K Wilson		
Agent:		Case Officer:	Joseph Toole
Ward:	Hayling West		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is a detached two storey dwelling located on the western side of Church Road on the northern corner of Katrina Gardens. The property comprises of white render and a red tiled pitched roof. The property benefits from a relatively large plot and is set some 22m back from the highway with a large front garden area.

The rear garden tapers and is between 9 and 22m in length with two significant oak trees within it, which are protected by TPO's. Additionally there is a protected silver birch tree and ash tree on the boundary at the western peak of the site and a group of protected yew trees just beyond the site to the north.

There is an existing garage to the front of the property and a workshop and pergola in the rear garden. This application relates to the approval of the pergola in the rear garden.

2 Planning History

00/51593/003 - Crown reduce and reshape by 25% and crown raise 2 Oak trees (T1 & T2) within the

rear garden of 33 Church Road, subject to TPO 906., PERM,09/03/2000

99/51593/002 - Detached garage to south of dwelling, PERM,17/05/1999

93/51593/001 - Thin by 20% and raise to 4 metres the crowns of two Oak trees and also trim tree

T1 to clear roof by 2 metres: both trees covered by TPO 906., PERM,10/06/1993

04/51593/004 - Application to crown reduce by 20%, prune 2 metres clear of structure 2 x Oaks subject to TPO 0906., PERM,11/01/2005

06/51593/005 - Erection of bungalow with room in roof., WD,18/12/2006

93/51593/001 - , UNK,10/06/1993

APP/13/00105 - T1 (Oak) - Reduce eastern sector to give 2m clearance from dwelling. Remove 2 lowest branches to western sector (x2) and crown raise to 5m. T2 (Oak) - Reduce canopy by 2m and 5m crown raise., PERM,06/03/2013

APP/16/00832 - Detached outbuilding in rear garden incorporating double gates to southern boundary. (Retrospective Application)., PERM,16/12/2016

APP/16/01048 - Tree works - 2No. Oaks, WD,20/10/2016

APP/16/01289 - Part 2 storey and part single-storey extensions to north and south elevations, single-storey extensions to both east and west elevations, detached timber garage building to front and new brick boundary walling., PERM,01/03/2017

APP/17/00370 - Crown reduce by 2m 2No.Oak trees subject to TPO 0906., PERM,10/05/2017

3 Proposal

Timber framed pergola in rear garden. (retrospective application)

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

Arboriculturalist, Havant Borough Council
No objection.

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: 8

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) 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 The pergola is an oak-framed structure with posts supported off a brick-clad concrete slab base located in the rear garden of the application site.

7.4 The pergola matches the existing garage and workshop in terms of the design and materials used. This is considered to be inkeeping with the main dwellinghouse.

7.5 Due to the location of the timber framed pergola it would not negatively impact the character of the area and as a result would be deemed acceptable.

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 timber framed pergola is located to the rear of the application site along the shared boundary of No. 17 Katrina gardens which has an existing garage on the other side of the boundary. Due to the existing 1.8 metre high fencing along all boundaries it is not considered to cause any concerns with overlooking, overbearing or overshadowing to any of the neighbouring properties. Therefore, the retention of the pergola is deemed acceptable.

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 are two significant oak trees within the rear garden which are protected by TPO's. The arboriculturalist was consulted on the application and raised 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 PLANNING PERMISSION IN RETROSPECT** for application APP/19/01157

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

Location Plan
Site Plan - KW-001 Rev A
Elevations - KW-001 Rev A
Floor Plans - KW-001 Rev A

Reason: - To ensure provision of a satisfactory development.