
Site Address: Salterns House, 1 Salterns Close, Hayling Island, PO11 9PL
Proposal: Proposed front and side extensions to existing garage
Application No: APP/20/00380 Expiry Date: 13/07/2020
Applicant: Mr & Mrs Molloy
Agent: Mr C Clements Case Officer: Selina Donophy
Downland Design Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two storey, detached dwelling located on the north side of Salterns Close, Hayling Island. The property is rendered in white, with a projecting porch to the front and character sash windows. There is an existing garage located towards the west of the site. The northern elevation extends to the foreshore of Chichester Harbour.
- 1.2 Salterns Close is a residential area comprising of a mix of property styles.
- 1.3 The application site is within Flood Zones 2 and 3 .
- 1.4 It was not possible for a site visit to be undertaken for this application due to coronavirus, therefore a recommendation has been made based on site photos supplied by the applicant.

2 Planning History

None relevant

3 Proposal

Proposed front and side extensions to existing 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)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

Initial comments

A TPO has been made for the Cedar tree at Salterns House. The proposed extension and alterations to the garage have the potential to negatively impact the Cedar and a neighbouring off site Oak tree. In order to fully assess the proposal an AIA, AMS and TPP will need to be provided.

Further comments

No objection following submission of revised AIA , AMS and TPP, however concerns voiced over manouverability around the cedar tree.

Chichester Harbour Conservancy

Chichester Harbour Conservancy Recommendation – No objection

The Conservancy recommends the following suggested considerations –

- schedule/samples of materials to be agreed prior to construction / as indicated on application forms / to match the existing on site
- the garage / storage building shall remain ancillary to the host dwelling on the site and shall not be separated from the host property, sold, let or occupied as a separate independent dwelling unit or for tourist accommodation thereby generating the requirement for an additional replacement garage / storage building

The positioning of the proposal would have a localised impact on the character and appearance of the dwelling and the immediate surrounds. The proposal would have a visual impact on the AONB, but this is considered to be limited.

Given its setting, the proposal is considered not to be unduly prominent to be detrimental to the character or the appearance of the Area of Outstanding Natural Beauty (AONB). The proposal is unlikely to have any significant impact or effect on the AONB in terms of landscape character or in relation to wildlife conservation and protection.

A copy of the Chichester Harbour Conservancy AONB Unit Planning Assessment Report is attached to this consultation response for your information and for open transparency public view.

The proposal would increase the floor area of the outbuilding to a size that could, through internal rearrangement, be used for an alternative purpose to that existing or as presented as part of this application. The positioning of doors and window openings, the scale of the roof profile (with some roof gable windows) could enable conversion works to create residential accommodation. This could facilitate ancillary accommodation to the host dwelling (a granny annex), or it could enable tourism accommodation, or separation as an independent dwelling unit, as the outbuilding is

spatially separate from the host dwelling.

Such changes of activity in the use of the outbuilding would require separate and specific planning permission. Some of these uses would not be in accordance with the character of the area and the planning approach taken by the Chichester Harbour Conservancy. For this reason, a favourable outcome to the proposal should be controlled by planning restrictions for alternative uses for clarity and to avoid any future misinterpretation of the planning status of the structure.

Should you require any further clarification with regards to this recommendation please contact the CHC AONB Planning Unit.

Councillor Leah Turner - Hayling East

No comment

Councillor M Wilson - Hayling West Ward

No comment

Councillor R Raines - Hayling East

No comment

Environment Agency

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

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) Arboricultural impact

(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.
- 7.3 The proposed outbuilding is detached and set forward from the main dwelling such that it could potentially be occupied separately and independently from the primary dwelling. Further information has been provided confirming that the additional space would be used as car parking space and the existing space would be used as garden and sailing equipment storage space use . It would be necessary to condition the use as ancillary to ensure future control over the use of the outbuilding.

(ii) Appropriateness of design and impact on the character of the area and the AONB -

- 7.4 This application comprises an extension to the existing garage which is sited alongside the western (side) boundary of the site. This would comprise an increase in length from existing approximately 17 metres to total 24 metres , with a projecting gable on the east elevation with a window and double garage doors providing access to the internal space which would form two additional rooms , internally linked to create vehicle parking space. The extension would be set forward slightly from the western boundary where there is an existing oak tree.
- 7.5 Proposed finishes include a natural slate roof to match existing , painted brickwork , roller shutter doors in colour to match existing and the window to be a restored character window. The proposed materials are judged to fit accordingly with the existing garage and although the building line would be brought closer to the road , which has a partially open boundary this is not judged to cause harm to the character of the area. Additionally the resulting scale of the garage would not be obvious from the road, and this considered to be acceptable within the context of the size of the plot.
- 7.6 This proposal is sited close to the Chichester Harbour AONB and therefore the Chichester Harbour Conservancy have been consulted in relation to this proposal. Consultee comments state that the proposal would be unlikely to cause any visual harm to the AONB - it is noted the potential for the unit to be used for separate residential accommodation, therefore a condition will be applied to the use of the outbuilding.
- 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 To the west of the application site is no 19b Salterns Lane which is set forward from the application site , with a distance of around 30 metres between the property and the proposed garage at no 1. The proposed extension to the garage would be located away from the private amenity space at no 19b and is not considered to appear overbearing or overshadowing to this property.

- 7.9 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) Arboricultural Impact

- 7.10 There are two trees close to the proposal site. One is an oak tree which is located to the west of the site in the garden of no 19b . The other is a cedar tree which has recently been granted a TPO which is located towards the east of the garage close towards the entrance. An AIA, AMS and TPP have been received as part of this application, following some amendments . The Council's Arboricultural Officer has been consulted in regards to the proposal and although concerns were initially raised in relation to potential impact on the cedar tree of both the extension and increased vehicle movement , following amendments to the AIA, AMS and TPP no objection has been upheld.

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/20/00380 subject to the following conditions

- 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:

Confirmation of use email received on the 20.08.2020

02.1 proposed ground floor

02.2 proposed ground floor

02.3 proposed roof

02.4 block plan

03.1 proposed elevations received 21.07.2020

02.12 revised tree protection plan

1928-02.10 proposed GF structure

1928-02.12 proposed GF structure

Flood Risk Assessment correspondence recived 20.08.2020

Arboricultural Impact Assessment received 19.08.2020

Reason: - To ensure provision of a satisfactory development.

- 3 The outbuilding and accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation .

Reason: The unit of accommodation is not in a satisfactory position or served by private amenity space to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 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.