
Site Address:	52 Staunton Avenue, Hayling Island, PO11 0EW		
Proposal:	Erection of double garage.		
Application No:	APP/19/01256	Expiry Date:	02/03/2020
Applicant:	Haybourne Developments Ltd		
Agent:	Mr Jupp	Case Officer:	Joseph Toole
	Stephen Jupp MRTPI		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

52 Staunton Avenue, Hayling Island, is on the western side of Staunton Avenue. Vehicular access is from Staunton Avenue. The application site is a bungalow comprising of white render and red brick finish with red roof tiles.

The property is within a residential area with a mix of properties which vary in size, scale, massing and design.

2 Planning History

No relevant planning history.

3 Proposal

Erection of 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

Councillor Clare Satchwell - Hayling East
No Comment.

Councillor I Scott Hayling West
No Comment.

Councillor Joanne Thomas

No Comment.

Developer Services, Southern Water

The exact position of the public surface water sewer must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

- The 150 mm diameter surface water sewer require a clearance of 3 metres on either side of the sewer to protect it from construction works and to allow for future access for maintenance.
- No development or tree planting should be carried out within 3 metres of the external edge of the public gravity sewer without consent from Southern Water.
- No soakaway, swales, ponds, watercourses or any other surface water retaining or conveying features should be located within 5 metres of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

The disposal of surface water from this development shall follow the hierarchy within Part H3 of Building Regulations:

- a) An adequate soakaway or some other adequate infiltration system.
- b) A water course.
- c) Where neither of the above is practicable: a sewer.

Hampshire Biodiversity Information Centre

The proposed development is within 50 metres of knotted hedge-parsely.

Officer Comment

As the plant is off site it is considered unlikely to be impacted from the proposed development.

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) Drainage

(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 erection of a double garage measuring 6 metres wide, 5 metre depth and a maximum height of 4.8 metres. It would be sited in the front north-east corner of the property, along with a new drive to the west of the property onto Staunton Avenue. Within the site a turning facility would also be provided.

7.4 The proposed garage would use brickwork/render to match the existing property. As a result it would be inkeeping with the context of the main building.

7.5 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. At No.50 Staunton Avenue there is a flat roofed garage. At No. 56 Staunton Avenue under reference 98/62857/000 obtained planning permission for a double garage with a pitched roof in the front garden. Therefore, it is considered that these two garages in particular the one at No. 56 Staunton Avenue set the scene for the development for front garage at the application site.

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 proposed double garage would be set back approximately 12 metres from the boundary facing Staunton Avenue. There would be new hedging and a 1 metre high fence to the front of the property which would be screened within the streetscene.

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) Drainage

7.9 Southern Water have been consulted on this application and raise 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 PERMISSION** for application APP/19/01256

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 - 1
Block Plan - 2
Proposed Site Plan - 3A
Proposed Floor Plan and Elevations - 4

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.

4 Prior to the use of the garage hereby permitted commences the hedge shown in Proposed Site Plan 3A shall be planted, maintained and thereafter retained in this position with a height as outlined in a email dated 02/03/2020 from the agent.

Reason: To allow the garage to be screened within the streetscene, in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.