
Site Address: 2 Park Road, Hayling Island, PO11 0HU
Proposal: New garage and vehicular access from Park Road
Application No: APP/19/00766 Expiry Date: 07/10/2019
Applicant: Mr & Mrs Connett
Agent: Mrs R Hebden Case Officer: Selina Donophy
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Park Road is a two storey, detached dwellinghouse located along the North side of Park Road. This is a corner plot property located between Park Road and Sinah Lane, surrounded by a mid height boundary wall to the front and fencing to the rear, with an electric sub station located to the North East of the property. The main access point to the property is situated along Park Road, with a driveway to the front of the property accommodating enough room for one vehicle.

2 Planning History

None relevant

3 Proposal

This proposal includes a new garage and vehicular access from Park Road . The garage would have a flat roof with a height of approximately 2.6 metres , a depth of 7.8 metres and a width of 7.8 metres to the rear (West elevation) and 6.9 metres (East elevation) . The proposed garage would be in white render with a matte dark grey, PPC aluminium roof and shall include roller shutter garage doors providing vehicular access to the garage from the highway and bi- folding doors on the West elevation leading into the garden. A drop kerb is also proposed to facilitate access to the garage space with tarmac and block paving.

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)
DM11 (Planning for More Sustainable Travel)
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, Havant Borough Council

Parts of the Arboricultural Method Statement appear to not relate to this site. For example the tree species in the survey schedule refers to a Lime rather than an Oak. This should be updated.

Provided the garage is constructed as proposed within the Arboricultural Method Statement I have no objection

Hampshire Highways

The shape of the proposed garage is unusual and it just about accommodates a vehicle manoeuvring into it.

Southern Electric

No comments received

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: 12

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) Impact on 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 Previously there have been no outbuildings associated with this property, and the 2.6 metre height of the proposed garage will make it visible from the street due to the corner plot location and height of the boundary wall. The proposed garage is to be set close to the boundary with the highway, which is in contrast to the position of the surrounding properties which are generally set back further. This proposal will be visible from the public realm and is deemed to be relatively prominent in the surrounding streetscene. Despite this, it is considered that if hedge screening is retained along the North and South elevation boundaries, this would act to screen some of the proposal and reduce the any obtrusive impact on the character of the street.

This proposal for a garage has undergone some amendments since the initial proposal, reducing the initial design from a height of 3.2 metres, to 2.6 metres and changing the shape by removing the extended section on the Eastern elevation to create a square footprint. The door design has also been altered to fit the revised shape of the garage, now located on just the Eastern elevation. These changes have improved the proposal somewhat in terms of vehicular access and have reduced the impact upon the street, where there was originally an 11 metre garage wall proposed parallel to the highway, which has now been reduced to 6.9 metres.

In terms of access, the County Council's Highways Engineer has considered this design acceptable for a vehicle to manoeuvre into. It is understood that the applicant has been granted consent for the drop kerb associated with this proposal. The materials associated with this would be new tarmac over the pavement and block paving laid at the entrance to the garage.

The materials proposed for the garage include an aluminium roof, with white rendered walls, anthracite grey roller shutter doors and bi- folding doors to the rear which would open up into the rear garden.

The design and appearance of the proposal is, on balance, 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

- 7.4 In terms of impact upon the amenity of neighbouring properties, this is deemed to be minimal given the garages siting away from the neighbouring properties. Any impact of manoeuvring traffic has been deemed acceptable by Hampshire Highways. This proposal is considered to have more of an impact upon the character of the streetscene.
- 7.5 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) Impact on trees -

- 7.6 The council's Arboricultural Officer has stated that they have no objection to the proposal subject to the proposed Arboricultural Method Statement being adhered to.

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/19/00766

(A) 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:

Block plan and location plan Drawing No. 3.000 Rev 04 (4.11.2019)
Plans and elevations Drawing No. 3.010 Rev 06 (4.11.2019)
Arboricultural Implications Assessment (12.08.2019)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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 The existing hedges along the North and South boundaries of the site shall be retained as shown on drawing No. 3.000 Rev 04 and reinforced where necessary to a minimum height of 1.5 metres and to a standard consistent with good arboricultural practice.

Any tree or shrub planted or retained which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the maintenance of screening to the site and to protect

the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 5 Prior to first use of the garage hereby permitted the area between the proposed garage door and the near side highway boundary shall be surfaced in a non migratory material and maintained in that condition thereafter.

Reason: To ensure highway safety having due regard to policies DM11 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.