
Site Address:	Kilrush, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	Erection of two bay fully-hipped garage.		
Application No:	APP/19/00469	Expiry Date:	10/07/2019
Applicant:	Mr Notley		
Agent:		Case Officer:	Karen Wooden
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application address is a large detached property located in a quiet residential area of Hayling Island. The property is set back from the highway and has a large hardsurfaced area providing curtilage parking for several vehicles. The elevations are rendered and the roof is tiled with dormer windows.
- 1.2 There is a mix of detached and attached properties within close proximity to the site, with the properties to the east being large detached houses set within generous plots. The properties are all of individual style, using a mix of materials.

2 Planning History

02/65311/000 - First floor side extension to west elevation above existing garage, two storey side extension to east elevation and provision of dormers to front and rear., PERM,12/09/2002
06/65311/001 - Installation of two velux windows to the east elevation., PERM,23/01/2007

3 Proposal

Erection of two bay fully-hipped 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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

5.1 No consultees were required for this application.

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: 3

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) Flooding Issues

(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 proposal will be set approximately 19m back from the highway and will only be partially visible from the public realm. The car barn will be obscured by the natural screening currently within the front garden, which will reduce any negative impact on visual amenity. The streetscene of Marine Walk is diverse in nature, and includes houses with integral and detached garages.

7.4 The car barn will be constructed using natural materials and will have a fully hipped roof tiled to match the host dwelling. The design and appearance of the car barn is deemed appropriate in context to the locality and main dwellinghouse, and therefore considered to be acceptable, meeting the requirements of policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Effect on neighbouring properties

7.5 Due to the proposed location of the car barn, it is not considered that it would have a significant impact on the occupiers of the properties to the north, east or south.

7.6 4 Selsmore Cottages is a two storey attached house located to the west of the application site. The principal elevation is set back from the front of the application site and is approximately 13m back from the rear elevation of the proposed car barn and

therefore will not result in any loss of light or overshadowing to the neighbouring dwelling or any designated external amenity space. Notwithstanding this, the hipped roof proposed will further reduce any potential impact on the occupiers of this neighbouring property. There are no openings proposed for the western elevation of the car barn and therefore will not result in any loss of privacy.

- 7.7 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) Flooding issues

- 7.8 The property is located within Flood Zones 2 & 3, however the proposal will not result in the increase in bedrooms, and as such it is not considered to carry an additional risk to life in terms of flooding.

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/19/00469 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:

Design and access statement - received 30.04.19
Photographs - received 30.04.19
Flood risk assessment - received 15.05.19
Location plan - received 15.05.19
Site plan - received 15.05.19
Site plan showing trees - received 15.05.19
Elevations and floor plan - received 15.05.19
Land survey plan - received 15.05.19

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.

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.