
Site Address: 27 Victoria Avenue, Hayling Island, PO11 9AJ
Proposal: Installation of 2 No bay carport to front of property.
Application No: APP/18/00761 Expiry Date: 04/10/2018
Applicant: Mr Jones
Agent: Mr Critchley Case Officer: Bee Crawford
 Critchley Architecture and
 Design
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large modern two storey detached dwelling and integral garage, with a grey tiled pitched roof and elevations of white painted render. The site is level with open vehicular access to the front leading to a shingle parking area, enclosed with a 1.8 metre high fence to the front and western boundary and a 1 metre high wall with 2 metre high piers to the eastern boundary.
- 1.2 Large two storey detached properties lie to the east and west and a detached chalet style dwelling and Seacourt Tennis Club lie opposite. The surrounding area is of low to medium density with a diverse streetscene consisting of a mixture of large two storey detached dwellings and bungalows of individual age, style and design and Seacourt Tennis Club.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of 2 No bay car port to the front of property.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Please find attached a plan of the sewer records showing the approximate position of a public critical surface water sewer within the site. The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised. The approved development layout should consider the following requirement:

No development or new tree planting should be located within 3.5 meters either side of the external edge of the public 600mm sewer and all existing infrastructure should be protected during the course of construction works.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, a condition is attached to the planning permission. For example "The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development."

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk.

NB: Condition and informative recommended.

Highways Engineer, Development Engineer

This application should be determined by the Planning Authority using Standard Highway Guidance.

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: 6

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

(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 would be visible from the public realm due to its location at the front of the site, although it is set back 2 metres from the front boundary and will be partially screened by the existing 1.8 metre high fence. The roof of the car port is of a mansard design with a maximum height of 3.35 metres. It is noted several other properties in the surrounding area benefit from similar types of development, in particular the neighbouring dwellings to the east and west and it would be inappropriate to now resist the proposal for its impact in street scene terms.

7.4 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

7.5 The proposed car port is to be situated 2.365 metres from the western boundary, although it is 7.7 metres from the eastern elevation of the neighbouring property at number 21 Victoria Avenue and will be partially screened by the garage of this property which is situated forward of the dwelling. The car port will be approximately 13.5 metres from the eastern boundary and will be open to the northern and eastern elevations. The roof is of a modest height and pitches away from the property boundaries which would lessen any perception of the proposal being overtly dominant. The property opposite is set back 20 metres from the highway and it is considered any impact would be negligible.

7.6 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, 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.

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/18/00761 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 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.
- 3 Prior to the commencement of the development, details of the measures which will be undertaken to protect the public sewers shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the amenities of the locality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drg no. 0613-111A	Location plan and block plan
Drg no. 0613-112A	Proposed site plan
Drg no. 0613-211	Existing floor and elevations plan
Drg no. 0613-413B	Proposed floor and roof plan
Drg no. 0613-513C	Proposed elevations plan

Reason: - To ensure provision of a satisfactory development.