
Site Address:	Marita, Gutner Lane, Hayling Island, PO11 0RN		
Proposal:	Erection of car port to north side of house.		
Application No:	APP/19/00009	Expiry Date:	04/03/2019
Applicant:	Dr Ling		
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling which has been previously extended and is accessed via a private drive from Gutner Lane. It has a brown tile pitched roof and elevations of red/brown multibrick and white painted render. The site is level with open vehicular access to the front leading to a shingle parking area, shrubs and block paving. There is a 1 metre high wall to part of the front and northern boundary, increasing in height to 1.6 metres by the location of the proposal, and a wall ranging in height from 1 metre to 1.6 metres to the southern boundary. The rear garden is mainly laid to lawn with mature trees and shrubs
- 1.2 The adjoining two storey semi-detached property is to the south, a detached two storey property is to the north, a detached chalet style dwelling is opposite and Chichester Harbour is to the rear. The area lies outside the defined urban area and is of low density with two storey detached and semi-detached properties of individual age, style and design within a semi-rural location. The site also lies within the English Nature Consultation Zone, AONB, SAC, SPA and SSSI.

2 Planning History

APP/14/00740 - Erection of a car port to north side of the house, permitted 07/10/2014.

3 Proposal

- 3.1 The proposal is for the erection of car port to north side of house.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

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

Chichester Harbour Conservancy

No comment received.

Officer Comment: The current application is for the same scheme which was granted permission under APP/14/00740 but not implemented. Chichester Harbour Conservancy raised no objection to this proposal

Environment Agency

No comment 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: 4

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 outside the defined urban area on Hayling Island. Policy AL2 of the Allocations Plan sets out the criteria regarding development in such locations, and allows, in principle, for householder development subject to its impact on the character of the area and other development management criteria as laid out in the Local Plan.

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

- 7.3 The property is accessed from a private drive and consequently the proposal would not be visible from the public realm. The car port will be situated alongside the northern elevation of the property and will not project beyond the front or rear elevations of the dwelling and will be 14 metres from the front boundary of the property.
- 7.4 The application site is located within an Area of Outstanding Natural Beauty. There is considerable natural vegetation surrounding both the main dwelling and the location for this car port. It is noted that the materials proposed for the roof do not match those of the existing dwellinghouse, however it is judged that due to the site location, no objections being raised and the existing natural screening, it is considered to have a minimal and acceptable impact on the character and appearance of the AONB.
- 7.5 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

- 7.6 The proposed car port is of a modest size with a maximum height of 2.4 metres and will be built adjacent to the northern boundary. The southern elevation of the neighbouring property to the north is approximately 10 metres away. It is considered that the impact on this neighbour will be minimal, and due to the nature of the proposal would not result in any overlooking or loss of privacy.
- 7.7 The property to the south will not be affected by the proposal and the property opposite is considered to be a sufficient distance away for any impact to be negligible.
- 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.

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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00009 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Proposed block plan
Site layout plan
Proposed elevations and section plan

Reason: - To ensure provision of a satisfactory development.