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|-----------------|-------------------------------------------|---------------|--------------|
| Site Address:   | 23 Garden Close, Hayling Island, PO11 9AD |               |              |
| Proposal:       | Enlargement of existing garage.           |               |              |
| Application No: | APP/18/00420                              | Expiry Date:  | 15/06/2018   |
| Applicant:      | Mr Morgan                                 |               |              |
| Agent:          | Mr Walker                                 | Case Officer: | Karen Wooden |
|                 | ISLAND DESIGN                             |               |              |
| Ward:           | Hayling West                              |               |              |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 The application site consists of a single storey detached bungalow, constructed primarily with a hipped roof and small gable section at the front. The dwelling is brick built and has been erected in an 'L' shape.
- 1.2 To the south is a single storey bungalow (No. 24 Garden Close), constructed from similar materials to that of the application site. This dwelling is however slightly different in regards to design and shape, and includes an attached garage. No. 25 Garden Close is of very similar design to the application site however this property benefits from a double fronted garage. The properties to the east of the property are detached bungalows of varying styles and designs.
- 1.3 The front and side of the property have been hard surfaced to provide off road parking for several vehicles.
- 1.4 The existing detached garage is constructed of materials to match those of the host dwelling, and is sited to the north eastern boundary of the property.

## **2 Planning History**

- 2.1 No relevant planning history.

## **3 Proposal**

Enlargement of existing 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)

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

## **5 Statutory and Non Statutory Consultations**

5.1 No consultees 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: 7

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. Due to the garage being sited beyond the front wall of the dwellinghouse, the proposal could not be constructed under Permitted Development rights and therefore requires planning permission.

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

7.3 The proposal is to increase the width of the garage from approximately 4.6m to 6m and will result in no increase to the length, which is to remain at 6m. The garage is to be extended to the west and will be sited no closer to the highway. As with the existing garage, there are to be no windows to the northern or eastern elevations. The southern elevation is to include one electric roller shutter door. The northern elevation is not readily visible from the public domain.

7.4 The materials to be used for the proposal are to match those of the existing garage, reducing any visual impact or harm to the character of the area.

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 Due to the garage being sited on the northern curtilage of the property it is not considered that the proposal will have any impact on the properties to the east, south or west.
- 7.7 The property to the north (22 Garden Close) is a two storey detached dwelling which occupies a corner plot, and unlike the application site the principal elevation faces north. Close to the southern curtilage of this property, and therefore adjacent to the application site, is a detached double garage with hard surfacing to the front. The separation gap between the proposed extended garage and No. 22 is in excess of 15m. It is therefore not considered that the extension to the garage would result in any loss of light to this neighbouring property. Furthermore, with no windows proposed to the northern elevation, there will be no loss of privacy.
- 7.5 Consequently, it is considered that the proposal is unlikely to 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/18/00420 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:  
  
Site and location plan - received 20.04.18  
Section drawing - received 20.04.18  
Proposed elevations - received 20.04.18  
Existing elevations - received 20.04.18  
  
**Reason:** - To ensure provision of a satisfactory development.
- 3 The external materials used shall match, in type, colour and texture, those of the existing garage 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.