
Site Address:	10 Park Road, Hayling Island, PO11 0HU		
Proposal:	Replacement garage and summer house with loft storage area and home office on upper floor.		
Application No:	APP/18/00480	Expiry Date:	17/07/2018
Applicant:	Mrs C Clark		
Agent:	Mr D Allen	Case Officer:	Karen Wooden
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached bungalow located on the northern side of Park Road. The site has been sub divided and therefore the garden size is disproportionate to the size of the property. The front elevations of the house and garage are white render, whilst the summerhouse to the rear of the garage has elevations of brick. The front of the property has been hardsurfaced to provide curtilage parking for several vehicles. The existing garage is detached from the house sited along the eastern boundary line.
- 1.2 The properties within Park Road vary in terms of style age and design.

2 Planning History

98/54286/002 - Provision of dormer to front (south) elevation and chimney.,
PERM,28/10/1998
93/58210/000 - Raise to 5m and thin by 20% crown of Horse Chestnut covered by
Tree Preservation
Order 953., ZHIS,20/05/1993
APP/10/00055 - Erect new pitched roof over existing games room, single story rear
extension, remove existing garage and workshop, and replace with new garage and
games room. , PERM,15/06/2010

3 Proposal

- 3.1 Replacement garage and summer house with loft storage area and home office on upper floor.
- 3.2 The original application showed the area to the rear of the garage to be a summer house on the ground floor with a home office above. This was subsequently changed to show the area is to be ancillary accommodation for a family member.

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Southern Water would have no objections to the above proposal.

Southern Water requires a formal application for a connection to the public foul and surface water sewers to be made by the applicant or developer.

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

a Adequate soakaway or infiltration system

b Water course

c Where neither of the above is practicable sewer

Southern Water supports this stance and seeks through appropriate Planning Conditions to ensure that appropriate means of surface water disposal are proposed for each development. It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

A plan of the sewer records show the approximate position of an assumed privately owned foul sewer within the site.

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: 1

Comment	Officer Comment
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We would like to object to the proposal in its current form for reasons of; Overlooking and Loss of Privacy to our small rear private garden and kitchen/dining area. To eliminate the above situations we request that consideration is given to raising the proposed roof lights to above head height within the new, first floor roof space.	
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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. The development meets the principal requirement, with the proposed annexe being required to provide accommodation for a relation of the applicant.

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

7.3 The existing garage has a flat roof with a maximum height of 3.7m. The proposed garage will have a pitched roof with a maximum height of 5.6m. The pitch will be cohesive with the pitches visible on the host dwelling, and the garage is to be constructed using materials to match.

7.4 The rear of the garage is to be used as ancillary accommodation for a family member. It is considered that the property can provide adequate curtilage parking to accommodate this. It is recommended that a condition is attached to ensure the use remains ancillary and the unit cannot be used as a separate unit of accommodation.

7.5 Due to the diversity of property styles within Park Road it is not considered that the replacement garage would have a significant impact on the character of the area.

7.6 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

7.7 Due to the proposed siting of the garage it is not considered that the occupiers of the properties to the south or west of the application site would be significantly impacted in terms of loss of light, overbearing or loss of privacy.

- 7.8 The property to the east (8b Park Road) is a two storey detached house. An attached single storey garage runs close to the boundary line with the application site. There are no windows to the first floor of the western elevation of this neighbouring property and therefore the proposal will have no impact in terms of overlooking or loss of light.
- 7.9 The owners of the property to the north (23 Sinah Lane) have raised concerns with regard to the proposed roof lights to the western elevation. It has been suggested by the occupiers of this neighbouring property that these could be raised to above head height to avoid overlooking. 23 Sinah Lane was constructed on land which was originally the rear garden of the application site. The chalet bungalow has been constructed in a relatively small plot, close to the southern boundary line shared with 10 Park Road. When carrying out a site visit it is accepted that the new development will be more visible from this neighbouring property, however there will be a separation gap of approximately 15m between the northern most velux and the south eastern corner of No. 23. Consideration also has to be taken into the fact that 23 Sinah Lane is located on a north western angle from the proposed site. It is therefore not considered that conditioning this proposal in terms of the height of the windows could be justified or enforced. There will be no impact on No. 23 Sinah Lane in terms of overshadowing or loss of light.
- 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.

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/18/00480 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:

Existing plans, elevations, site plan and location - CB/001 (rev a)
Amended proposed plans, elevations, site plan - CB/002 (rev b)

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 accommodation hereby permitted shall be occupied solely for purposes ancillary to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The unit of accommodation is not a satisfactory position to be occupied separately from the main dwelling and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all surface water drainage to serve the proposed development has been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.
Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policy CS15 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.