
Site Address:	71 Sandy Point Road, Hayling Island, PO11 9RR		
Proposal:	Detached garage to rear. (Revised application).		
Application No:	APP/18/00374	Expiry Date:	13/06/2018
Applicant:	Mr & Mrs Goulding		
Agent:	Mr Mallen	Case Officer:	Bee Crawford
	Thorns-Young Ltd.		
Ward:	Hayling East		
Site Visit Date:	17/05/2018		

Recommendation: **REFUSE PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style property which has been extensively extended with a detached garage in the rear garden. It has a red tiled pitched and half barn hipped roof with flat roof dormers and elevations of cream painted render. There is open vehicular access to the front with a block paved and shingle parking area with a 1 metre high wall to the front and western boundary and open to the east with a driveway between the properties. The rear garden has a depth in excess of 30 metres and is lawned with a large patio area. There is a 1.8 metre high fence to the rear boundary and 2 metre high walls to the eastern and western boundaries.
- 1.2 A detached bungalow is to the east, a detached chalet style bungalow is to the west, the rear garden of a property in Haslemere Gardens is to the rear and a detached bungalow lies opposite. The area is of low to medium density with a mixture of detached bungalows, chalet style dwellings and two storey properties of individual and similar age, style and design.

2 Planning History

APP/10/00442 - Raising of roof height to create additional habitable accommodation within the roofspace. New dormer window to front and rear, permitted 03/11/2010.
APP/11/00316 - Raise roof height to create additional habitable accommodation within the roofspace. New dormer windows to front and rear. (Revised application.), permitted 17/05/2011.
APP/16/01083 - Detached garage to rear, permitted 09/01/2017.

3 Proposal

- 3.1 The proposal is for the construction of a detached garage to rear. (Revised application). At the time of the Officer's site visit, the garage had been constructed to eaves height.

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

CS15 (Flood and Coastal Erosion)
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

None.

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I object strongly to the height of this building with its closeness to my back garden and my doors. Also to the roof windows which will look straight into my bedroom and living room and loss of privacy also I am worried about the fumes from the old cars which will be left running as I suffer with asthma and feel this will affect my health.	See section 7 below.

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) Flood 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 proposed detached building would be situated towards the end of the rear garden of the application site and would be partially visible from the public realm, although it is considered any impact on the existing streetscene would be minimal. The proposed garage is of a substantial size and close to the property boundaries. The revised scheme is to increase the height of the garage by 1 metre.
- 7.4 It is considered that the increase in the height of the garage, together with its proximity to the property boundaries would appear overbearing, resulting in an excessive building bulk adjacent to the neighbouring properties in Haslemere Gardens. Furthermore, it would be detrimental to the visual outlook and amenities of the occupiers of these properties. The proposal is therefore contrary to policy CS16 of the Havant Borough Core Strategy 2011 and the adopted Design Guide 2011.

(iii) Effect on neighbouring properties

- 7.5 The proposal would be prominent to the properties to the rear of the application site at numbers 6 and 8 Haslemere Gardens (which are bungalows), as the depth of the gardens of these properties are relatively shallow. The garage would be a minimum distance of 2 metres from this boundary increasing to 3.8 metres.
- 7.6 Although the roof pitches away from the rear boundary, it is considered the 1 metre increase in height would result in the garage being highly overbearing to the occupiers of 6 Haslemere Gardens, particularly when using the rear amenity space. It would also have a detrimental effect on the outlook from the south facing rooms of this property. As such, the proposed development would have an adverse impact on the neighbouring property which is contrary to the advice laid out in policy CS16 of the Core Strategy 2011.
- 7.7 Concern was raised regarding the loss of privacy to the neighbour at number 6 Haslemere Gardens from the roof windows on the rear elevation of the garage. However, the rooflights are relatively small and approximately 2.7 metres above floor level. It is also noted these rooflights were on the approved plans permitted under APP/16/01083. It is therefore deemed any impact of these rooflights would be negligible.
- 7.8 Regarding the potential fumes from the cars within the garage, this would need to be monitored by the Council's Environmental Health Section.
- 7.9 Whilst it is acknowledged planning permission has recently been granted for an outbuilding in the rear garden of the neighbouring property at number 69 Sandy Point Road, it covers a smaller footprint. Furthermore it is set in 2 metres from the side boundaries and a minimum of 5 metres from the rear boundary.

(iv) Flood issues

- 7.10 The site is within Flood Zone 3, however the proposed development is for the construction of a detached garage, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).

8 **Conclusion**

- 8.1 The proposed 4.8 metre height of the garage is considered excessively high and together with the proximity of the building to the property boundaries, would result in an overbearing presence on the occupiers of the neighbouring properties at 6 and 8 Haslemere Gardens. As such, the application is contrary to policy CS16 of the Core Strategy 2011 and the adopted Design Guide 2011 and is therefore recommended for refusal.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/18/00374 for the following reasons

- 1 The proposed development would result in an excessive building bulk adjacent to existing residential properties, detrimental to the visual outlook and amenities of the occupiers of the neighbouring properties at 6 and 8 Haslemere Gardens. As such, the application is contrary to policy CS16 of the Core of this property. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.