
Site Address:	95 Sea Front, Hayling Island, PO11 0AW		
Proposal:	Construction of replacement detached garage.		
Application No:	APP/18/00367	Expiry Date:	08/06/2018
Applicant:	Mr & Mrs Herman		
Agent:	Mr A Dunks	Case Officer:	Bee Crawford
	Andrew R Dunks Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey property and detached garage situated at the front of the site. It has a red clay tiled pitched and hipped roof with elevations of white painted brickwork and red tile hanging. The site is level and has gated vehicular access leading to a pebble drive and parking area, with an area of grass and shrubs. There is 2 metre high mature hedging to the front and western boundary and a wall ranging in height from 1.8 to 2 metres wall to the eastern boundary.
- 1.2 Detached two storey properties are to the east and opposite and Sinah Common is to the rear and west of the site. The area is of low to medium density with a mixture of detached two storey properties and two and five storey blocks of flats of individual and similar age, style and design and Sinah Common.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of replacement detached 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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

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

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: 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 existing garage is situated in a prominent location at the front of the site and the proposal is to construct a replacement garage which will be set back approximately 20 metres from the highway, falling in line with the northernmost elevation of the property. Consequently the new garage would be only partially visible from the public realm.

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 Whilst the garage is of a reasonable depth at 10 metres, it will be located 1.5 metres

from the eastern boundary of the site. Furthermore, the garage is of a modest height at 3.8 metres and has a pitched and barn hipped roof which would lessen any perception of the building being overbearing.

- 7.6 The siting of the proposed garage could be considered to lead to a loss of light to the neighbouring property to the east. A 45 degree angle test indicates that the garage would fall marginally within the overshadowing zone of the ground floor window of this property. However there is good screening to the eastern boundary of the application site and it is considered that any degree of impact is not considered so great as to constitute a defensible reason for refusal.
- 7.7 There are no windows in the garage, with vehicular access in the northern elevation and a door in the western elevation. There are no properties to the west of the application site. It is noted the site of the proposed garage is already being used for the parking of vehicles.
- 7.8 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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00367 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 stated under Section 11 (Materials) of the application form.
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
Drg no. 4961/500 Site layout plan

Drg no. 4961/1 Rev A Proposed floor and elevations plan

Reason: - To ensure provision of a satisfactory development.