
Site Address:	7 Orchard Road, Hayling Island, PO11 9JA		
Proposal:	Erection of detached double garage and store.		
Application No:	APP/17/00549	Expiry Date:	14/07/2017
Applicant:	Mr Lewis		
Agent:	Mr P Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling and car port situated on a large plot at the end of a cul-de-sac. It has a brown tiled pitched, hipped and barn hipped roof and elevations of red/brown multibrick. There is open vehicular access to the front leading to a large tarmac parking area, grass, shrubs and an area of block paving. The rear garden is mainly laid to lawn with a patio, shrubs and trees. The property is enclosed by fencing ranging in height from 1 metre to 1.8 metres.
- 1.2 Detached two storey properties are to the west and opposite, the rear gardens of properties in Sea Front Estate are to the east and the rear garden of a property in Bound Lane is to the north. The area is of medium density with detached two storey properties and bungalows of different and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the erection of detached double garage and store.

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

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

Arboriculturalist

No objection. There is a Sycamore tree located in close proximity to the proposed building. It is a poor tree that has been heavily pruned in the past. The garage is to be located within the Root Protection Area of the tree and so will impact the roots. It would be advisable to redesign the proposal or consider removing the tree and planting a replacement tree in a more suitable location to avoid conflict with the garage.

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: 10

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 application site is situated at the end of a cul-de-sac, replacing the existing car port and would be partially visible from the public realm. Whilst the garage is of a substantial size, it will be situated approximately 25 metres from the highway to the side of the dwelling and due the diverse nature of the existing streetscene and the variation in the building line, it is considered that any impact on the existing streetscene would be minimal.

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 The garage projects away from the eastern boundary, the nearest point being 2.5 metres and the furthest point 7 metres. Although there is a window in the eastern elevation of the garage, it is a minimum of 4 metres from the property boundary and the rear elevation of the closest neighbouring property is a further 5 metres away. Although the garage is of a generous size, the height of the roof is 1 metre more than what could be built within the realms of permitted development and the pitched and barn hipped roof slopes away from the properties to the east, which would lessen any perception of the development being overbearing.
- 7.6 The boundary with the property at number 6 (to the south) is 14 metres away and it is deemed any impact to this property would be negligible. The properties to the rear and west of the application site are deemed to be a sufficient distance away for any effect to be minimal.
- 7.7 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/17/00549 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 building hereby permitted shall be used solely as a garage and store

incidental to the occupation and enjoyment of the existing dwelling and shall not be used for any business, commercial or industrial purposes whatsoever or as a separate unit of accommodation.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan and proposed block plan

Proposed floor plan

Proposed elevations plan

Proposed section plan

Reason: - To ensure provision of a satisfactory development.