
Site Address:	8 Wyborn Close, Hayling Island, PO11 9HY		
Proposal:	Retention of side covered walkway.		
Application No:	APP/17/00400	Expiry Date:	07/06/2017
Applicant:	Mrs G Hailey		
Agent:		Case Officer:	Harriet Pitney
Ward:	Hayling East		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site comprises a large, detached, two storey, residential dwelling located to the northern southern side of Wyborn Close, comprising elevations of brick construction with a tiled pitched roof.

The property benefits from a large front garden area with open vehicular access to the front driveway and single storey attached garage. Adequate offroad parking provision is provided for on site. Access to the rear of the property can be obtained through a side access gate which leads to the covered walkway subject of this application.

The area is residential in nature with a medium density of dwellings adjacent to the site all of a similar age and style albeit slightly varied in terms of their design.

2 Planning History

None relevant.

3 Proposal

This application has been submitted retrospectively following an investigation by the Councils Enforcement Team and seeks the retention of the side covered walkway to the east of the property.

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Has been constructed too high and well above the boundary wall between our properties.	Please see section 7 of the Officer Report
The structure is attached to the boundary wall which may well cause damage in the future	This is a civil matter which should be pursued directly with the neighbour.
Constructed with a pitched roof and is clearly visible through the covering glass.	Please see section 7 of the Officer Report
To be used as more than just a walkway for use as additional storage	
Structure is intrusive when viewed from the neighbouring property.	
Concerns over the ownership of the boundary wall- Land registry plan submitted.	This is a civil matter which should be pursued directly with the neighbour.

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 to be acceptable in principle subject to the usual development management criteria.

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

- 7.3 The covered walkway subject of this application is located to the eastern (side) elevation of the main dwellinghouse. The existing boundary treatment comprises a brick boundary wall (approximately 2 metres in height) and a wooden side gate which provides access through to the rear garden. Furthermore, the structure is sited in excess of 11 metres away from the Highway and as such it is not considered that the development would be readily visible from the public realm or result in any detrimental impact on the character and appearance of the area.

- 7.4 The design and appearance of the proposal is deemed to be appropriate in context to the main dwelling and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.5 When assessing the impact of the development on the amenity of the neighbouring properties, it is important to note that the applicant could construct a structure of a similar size, scale and design without requiring the benefit of formal planning permission utilising their Permitted Development rights. On this occasion, the structure requires the benefit of formal planning permission by virtue of the materials used which do not match the existing dwellinghouse.
- 7.6 On this basis and given the location of the structure being sited adjacent to the adjacent neighbouring properties garage, it is not considered that the development would result in any loss of light, privacy, outlook or appear overbearing to the adjacent neighbouring property (No. 7 Wyborn Close).
- 7.7 Consequently, the proposal would have a limited and acceptable impact on the adjacent neighbouring properties and therefore meets the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have a 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 PLANNING PERMISSION IN RETROSPECT** for application APP/17/00400 subject to the following conditions:

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

Site location plan- received 13th April 2017

Block plan- received 13th April 2017

Measurements of the covered walkway- received 13th April 2017

Photographs submitted of covered walkway- received 13th April 2017

Reason: - To ensure provision of a satisfactory development.