
Site Address:	Thorney View, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	Proposed double garage.		
Application No:	APP/17/01360	Expiry Date:	05/03/2018
Applicant:	Mr & Mrs Browne		
Agent:	Mr Bessant	Case Officer:	Harriet Pitney
	Jimmy Bessant Architecture		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a detached, two storey, residential dwellinghouse which has previously been extended to the side and rear. The site is situated on the southern side of Marine Walk, with open country side to the front and residential detached dwellings to both sides and rear curtilages. The dwelling is constructed from red brick, concrete tile roof, white UPVC fenestration and a cream render to the front elevation. The property has an integral single garage and parking for a minimum of 3 vehicles to the front of the dwellinghouse.

To the west of the site is the adjacent neighbour, detached property Harbour View and detached dwelling Bay View lies to the east.

2 Planning History

00/50629/004 - Single storey addition to dining room and entrance porch to front, conservatory to rear, PERM,18/08/2000
05/50629/005 - Single storey front extension., PERM,29/03/2005
APP/11/01395 - Single and two storey rear extension following demolition of existing conservatory., PERM,08/11/2011
APP/14/01283 - Porch extension and new cladding to front elevation of house and new single garage/workshop; increase in height and realignment of boundary wall., PERM,02/03/2015
APP/17/00037 - Proposed single storey rear extension to provide additional living accommodation. , PERM,16/02/2017

3 Proposal

This application has been submitted as a revised proposal following APP/14/01283 for a proposed double garage. The changes proposed incorporate an increase in width and a slight reduction in depth to create a double 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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy

No comments received.

Engineering/Drainage

No comments received.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No representations received.

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 principle of a detached garage in this location has already been established following the grant of planning permission in 2014 under APP/14/01283. This application has therefore been submitted as a revised scheme seeking to increase the proposed width, with a slight reduction in depth to create a double garage as opposed to a single garage. The proposed height would remain the same as originally permitted

under APP/14/01283.

- 7.4 The proposed garage would be positioned to the northern corner and as such would be readily visible from the public realm and streetscene of Marine Walk. Whilst it is acknowledged that the proposed garage would result in a significant addition of bulk and mass adjacent to the front boundary which has the potential to affect the visual amenity of the surrounding locality, as specified above the principle of a garage in this location has already been established and accepted. Furthermore, it must be acknowledged that there are other examples within the existing streetscene where detached structures have been erected within the front curtilage and as such a precedent has already been set for this type of development.
- 7.5 The revised submission proposes to increase the width of the detached garage to 6.5 metres which has the potential to impact the western boundary hedge. Whilst the existing hedge does provide a good level of screening to this boundary, it is important to acknowledge that the existing hedge is not protected and due to its condition would not be worthy of protection- as such the applicant could remove the hedge without permission from the Local Planning Authority. On this basis, an informative has been attached to the planning decision notice which specifies that the hedge is considered to be an important feature within the local streetscene which contributes to the character of the area. Whilst the Council has not applied statutory protection, every effort should be made to maintain the hedge and manage it in a sympathetic manner. The revised submission also proposes to partially screen the garage from the wider views through the planting of new evergreen trees/hedge adjacent to the northern boundary which continues halfway along the eastern elevation of the proposed garage. Due to the proximity of the proposed garage to the front (northern) boundary, it is considered that the proposed planting would soften the appearance of the garage. A condition is therefore recommended on this basis to ensure the landscaping proposed is implemented.
- 7.6 Consequently, it is considered that the design and appearance of the proposal is deemed to be appropriate in context with the host dwelling and surrounding curtilage and is therefore considered to be acceptable. It is not considered that the marginal increase in width to create a double garage would justify a reason for refusal on this basis, particularly taking into account that the principle of a garage in this location has already been established and accepted as part of the previous application.

(iii) Effect on neighbouring properties

- 7.7 The detached garage would be set a sufficient distance away from the neighbouring dwellings (to the east and west) and it is not considered that the proposed siting, size, scale or design would create an overbearing or obtrusive impact on the amenities of the occupiers of the adjacent residential dwellinghouses.
- 7.8 Consequently, it is considered that the proposed development would have a limited and acceptable impact on the neighbours, therefore meeting 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, would not result in a significant adverse impact on the character and appearance of the area which would justify a reason for refusal and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/01360 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 landscaping works shown on the approved plans (Proposed plans and elevations- Drawing No: 01- received 22nd December 2017) shall be carried out in accordance with the approved details, within the first planting season following final occupation of the development hereby permitted. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16, DM8 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or a full specification of the materials to be used externally on the garage hereby approved have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 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:

Site location and block plan (Drawing No: 01)- received 22nd December 2017
Proposed garage floor plans and elevations (Drawing No: 01)- received 22nd December 2017

Reason: - To ensure provision of a satisfactory development.