
Site Address:	26 Bound Lane, Hayling Island, PO11 9HU		
Proposal:	Garage extension and replacement flat garage roof.		
Application No:	APP/17/00505	Expiry Date:	10/07/2017
Applicant:	Mr Johns		
Agent:	Miss White	Case Officer:	Tina Pickup
	Helyer Davies Architects Ltd		
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to an older style detached bungalow located on the west side of Bound Lane. It is constructed of dark red brick beneath a fully hipped concrete tiled roof and has an attached single storey garage with shallow sloping roof to its northern side. It also has an existing flat roof single storey extension in the rear western corner. The 'front' door is located within the southern elevation, accessed through an existing old glazed lean-to style conservatory. The bungalow is set back some 26m from the highway, within a large plot. It is sited relatively close, within 1m at its closest point, to the northern boundary with No 24 to the north, which comprises a close boarded fence. Currently there is also an old shed and greenhouse in the north western corner of the site. The western and southern boundaries comprise high hedging and shrubbery. The remaining curtilage is flat and largely laid to lawn.
- 1.2 The frontage of the site was formerly densely hedged with a number of trees but this area has now been cleared with one remaining oak tree. The Local Planning Authority has placed a TPO on this oak tree which is being contested by the applicant - this is a matter for separate legislation and not for this application to consider. Whilst the character of the frontage of the site has undoubtedly changed through the clearance works, this is no different from other adjacent dwellings that also have open and domesticated front verges. Since Bound Lane is an unclassified road, works to either create or alter an access onto it do not require planning permission. Similarly any new gate, fence or wall would also be permitted development provided its height does not exceed 1m where adjacent the highway, or former height if a replacement.
- 1.3 The local area is characterised by low density detached dwellings set in moderate plots. No 24 to the north is a detached two storey dwelling having a single storey attached garage adjacent the shared boundary. To the rear this property has its private sitting out area adjacent the southern boundary, extending to approximately the same depth as the application site's existing single storey extension.

2 Planning History

APP/17/00151 - Alterations and additions including single storey rear extension; Loft conversion with insertion of dormers in east and south elevations and roof lights in north and west elevations. , PERM,12/04/2017

APP/17/00561 - Application for Non-material amendment of Planning Permission APP/17/00151 relating to alterations to positions and details of doors and windows. , PERM,05/06/2017

3 Proposal

Garage extension and replacement flat garage roof.

The existing garage has a shallow sloping roof with 0.5m flat section on the front (east elevation) - The proposal would totally remove the sloping roof and replace with a flat roof over the entire garage and extend the garage forward by an additional 1.5m.

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

None necessary

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None 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
- (iv) Parking

(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 Whilst flat roofs are not normally encouraged where highly visible and prominent, in this instance the garage is set back about 25m from Bound Lane and is not considered overly prominent. It is linked to the existing bungalow and would be seen against the backdrop of the approved side/rear extension recently permitted under APP/17/00151. Overall 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

7.4 The proposed garage is no wider and would maintain the existing separation to No 24 to the north. This is a two storey dwelling having a single storey garage built up to the shared boundary. It is not considered that the proposed enlarged garage sitting along side No 24's garage would result in any harm to the amenity of the neighbours. Furthermore the removal of the sloping roof and replacement with a flat roof will slightly reduce the height and bulk close to the boundary which can only improve the outlook for the neighbour at No 24.

7.5 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.

(iv) Parking

7.6 The proposal would enlarge the internal dimensions of the garage to a maximum of 6m x 3.5m which would enable a vehicle to be parked inside and complies with the recommended dimensions set out in the Parking SPD 2016.

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/17/00505

(A) 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 match, in type, colour and texture, those of the existing building so far as practicable.

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:

Proposed Garage Plans, Elevations and Sections, Block Plan, Location Plan - Drawing No 17001-102

Reason: - To ensure provision of a satisfactory development.