
Site Address:	108 West Lane, Hayling Island, PO11 0JW		
Proposal:	Construction of an extension to the existing garage.		
Application No:	APP/17/00076	Expiry Date:	16/03/2017
Applicant:	Mr Duncan		
Agent:	Mr McManus	Case Officer:	Bee Crawford
	McManus Design Ltd		
Ward:	Hayling West		
Site Visit Date:	27/01/2017		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached older style property with single storey and two storey elements and an attached garage, situated on a generous plot. It has a brown tiled pitched roof with flat roofed sections and elevations of white painted render. The site is level with open vehicular access to the front via a private road, leading to a shingle drive. The surrounding garden is extensive, mainly laid to lawn with a patio area, mature trees and shrubs and is enclosed with mature hedging, 1.6 metres high fencing and a copse to the northern boundary.
- 1.2 Large detached two storey properties lie to the north and south and there is agricultural land opposite and to the rear. The area lies outside the defined urban area and is of low density with large two storey detached properties of individual age, style and design within a semi-rural location. The site also lies within the English Nature Consultation Zone and is adjacent to Langstone Harbour.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for an extension to the existing garage on the western side 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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

Provided that the methodology prescribed in the AIA & TPP report is strictly adhered to and a site monitoring exercise is undertaken I would expect the retained tree to survive the development unscathed and to continue to grow on in the future.

Therefore I have no objections to this scheme in arboricultural terms.

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: 1

Comment	Officer Comment
We are adjacent neighbours at 110 West Lane and wish to support this application. The proposed garage will have no impact on us and fits well with the design of the house. The loss of the misshapen beech tree will improve the woodland scheme as there are many other adjacent mature specimens.	No comment.

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 Whilst the application site is located outside the defined urban area, the proposal is for

an extension to an established existing dwelling and therefore the proposed 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 proposal is for an extension to the existing garage on the northern elevation to provide additional parking and would not project beyond the current front and rear elevations of the garage. The property is set back approximately 35 metres from the highway and is accessed via a private road, consequently the development would not be 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 The extension is a continuation of the existing attached garage to the western elevation of the property and would be a minimum of 2.5 metres from the northern boundary which lies adjacent to the private access road. The property to the north is in excess of 90 metres from the application site and is set back from the application site. Whilst the development would be visible from the access road which also serves 110 West Lane, given the distance and screening it is considered it would not be evident from this property. A letter was received from the occupiers of this property in support of the scheme.
- 7.6 The property to the south is approximately 60 metres from the location of the development and visible from the application site, although due to the position of the extension, it is deemed any impact on this property would be negligible.
- 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 and one letter of support 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/17/00076 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 shall be undertaken in accordance with the Arboricultural Impact Assessment statement and Tree Protection Plan supplied by Kim Gifford, Arboricultural Consultant. Prior to development commencing the protective fencing shall be installed in accordance with the approved details and a pre-commencement meeting arranged with Council Officers and the Arboricultural Consultant.

Reason: In the interests of the amenities of the area and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 to protect the conservation and enhancement of existing natural features.

- 4 The extension hereby permitted shall be used solely for purposes 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.

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

Drg No. PL-01	Location plan
Drg No. PL-02	Existing site plan
Drg No. PL-03	Proposed site plan with tree information
Drg No. PL-04	Existing floor and elevations plan
Drg No. PL-05	Proposed floor and elevations plan
Drg No. PL-06	Existing south west elevation plan

Arboricultural impact assessment and tree protection plan supplied by Kim Gifford, Arboricultural Consultant.

Reason: - To ensure provision of a satisfactory development.