

Site Address: 15 Havant Road, Hayling Island, PO11 0PT
 Proposal: Erection of sectional concrete garage.
 Application Type: Full Planning Permission
 Application No: APP/22/00423 Expiry Date: 24/06/2022
 Applicant: Mr Thornton
 Agent: Mr. Perry Case Officer: Denise Sheath
 C H Planning & sales
 Ward: Hayling West

Recommendation: **REFUSE PERMISSION**

1 Site Description

The site address is a detached bungalow positioned on the busy Havant Road that provides the main vehicular route to the south of Hayling Island. To the front of the property there is currently access to the highway on the south and north frontage of the application site. Conifer hedging is located to the front boundary between the two entrances at a height of approximately 2 metres. This hedge is set back from the highway slightly with an area of a smaller hedging located between the pavement and the larger hedge. The whole of the area to the front of the property is gravelled providing space for many vehicles, there is also a detached garage located to the rear south elevation set back in toward the rear garden.

2 Planning History

04/68886/000 - New vehicular access to Havant Road., PERM,06/04/2004

3 Proposal

Erection of sectional concrete 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

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map

legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those

pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes.

A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

If you require any further information please do not hesitate to contact us.

Portsmouth Water

Please find attached the plan(s) showing the approximate position of water mains at the requested location.

Service connections are not shown but it should be assumed that all premises are supplied from the water distribution network. Other connections not related to properties, such as field supplies, may also exist so we would suggest a visual/CAT scan/Ground Radar survey is undertaken prior to any hand or mechanical excavation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. This documentation is available at

<http://www.hse.gov.uk/pubns/priced/hsg47.pdf>

Copies of guidance notes: Working near distribution apparatus and Guidance for

working near or over a Trunk Water Main are enclosed. Please read carefully as the conditions will apply to any work you undertake in the vicinity of Portsmouth Water assets.

It is important to ensure that a copy of the above guidance is provided to those undertaking any work which may affect our apparatus.

Please note Portsmouth water has no responsibility for any underground drainage or sewerage infrastructure. Enquiries regarding these assets should be directed to the relevant authority/company

Southern Electric

We have sent you the plans of our network records within the area requested. You will shortly receive responses each of the following; any High Voltage Mains cables and Low Voltage Mains cables.

Attached to this email is the 'Guide to Interpreting' which includes the legends for the plans on pages 7-9.

If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department on 0800 048 3516 (option 3) or via email, ge@ssen.co.uk

If you need further information on our network in this area or a quotation for any required works, please contact the Connections & Engineering Department on 0800 048 3516 or via email, connections@sse.com

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: 7

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 Policy CS16 of the Havant Borough Local Plan (Core Strategy), requires, amongst other matters, that the design of proposals, responds to and draws inspiration from and respects the local context. The Borough Design Guide states, inter alia, that garages and car ports should not project forward of the building lines.
- 7.4 The proposed garage would be at odds with the current streetscene projecting forward of the building line with the application property and that of the adjacent neighbours and the materials would not be in keeping with the main dwellinghouse. Furthermore, the proposed garage is proposed to be erected adjacent to the front boundary adjacent to the footpath. It is noted that there are no other similar developments in the immediate locality, and it is considered that the proposed garage, by reason of its size, siting and design would result in a prominent and incongruous feature within the street scene adversely impacting on the character of the area and the visual amenities of the locality.
- 7.5 During the assessment process an alternative solution was presented to the Agent suggesting if the garage could be reorientated with the garage entrance facing on to the Havant Road and set back so it would be in line with the building line of the neighbouring property to the south (No.13 Havant Road). (This alternative design would need to be assessed fully with amended plans.) The Applicant/agent did not want to amend the current position of the proposed garage.
- 7.6 Information has been provided suggesting a precedent has already been set for garages within frontages of other properties within the Havant Road, these properties are No.62, No. 202, No. 212 and No. 226. The property at No.62 Havant Road has a car port adjacent to the front boundary and the research of the planning history of this property fails to show this structure has planning permission, which has been drawn to the attention of the Planning Enforcement Team. The other properties presented (No.202, No.212 and No. 226) are not considered to be material to the determination of the application, as they are not located within the immediate locality of Havant Road and have a minimum distance of 1 mile from the application site. Therefore, this proposal has been assessed on its individual merit in line with CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the Havant Borough Design Guide SPD.
- 7.7 As such, the size, siting, design and appearance of the proposal is deemed inappropriate in context to the main building and its surroundings and is therefore considered to be unacceptable and contrary to the requirements of Policy CS16 of the HBLP (Core Strategy) and the Havant Borough Design Guide SPD.

(iii) Effect on neighbouring properties

- 7.8 Whilst it is acknowledged that the existing frontage is used for the parking of cars, the proposed garage is immediately outside the adjacent property to the south (No 13), although this neighbouring property would be partially screened by the approximate 1.6m wooden fencing the proposed garage would result in some loss of outlook. However, the impact would not be so significant as to warrant a reason refusal of the application.
- 7.9 Whilst the structure is clearly visible from other neighbouring properties, it is considered that there would be no direct adverse impacts to other neighbouring

properties as a result of the development.

- 7.10 Consequently, it is considered that the proposal will not 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 size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building and the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide 2011 and the National Planning Policy Framework.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/22/00423 for the following reasons

- 1 The size, siting, design and appearance of the proposal in such a prominent position would be significantly detrimental and out of keeping with the main building and the character of the area and the visual amenities of the street scene. The proposal is therefore contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Borough Design Guide 2011 and the National Planning Policy Framework.