
Site Address: 30 Hollow Lane, Hayling Island, PO11 9EX
Proposal: Demolition of existing garage and construction of new timber clad three bay garage with home office above and new 1200mm high brickwork wall to the front boundary with brick piers and new automated recessed inward opening vehicular access gates between 1800mm brick piers.
Application Type: Full Planning Permission
Application No: APP/22/00357 Expiry Date: 31/05/2022
Applicant: Mr & Mrs McTigue
Agent: Mr Davison Case Officer: Graham Speller
 iDraw Limited
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the southern side of Hollow Lane and is occupied by a large detached dwellinghouse and detached double garage.
- 1.2 There are two TPO Copper Beech trees at the very rear. There are also mature trees on the frontage that contribute to the sylvan character of the locality. Boundary treatments vary in the locality with soft landscaping and boundary walls.
- 1.3 The surrounding area is residential in character with dwellinghouses of varying styles and design and along the southern side are in a staggered arrangement, some have outbuildings/garages to the frontage as on the application site.

2 Planning History

03/68973/000 - First floor extension to rear (south west) elevation., PERM,21/01/2004
03/68973/001 - The tree is in the back garden of No. 30 Hollow Lane. Beech tree - trim overhanging branches, shading and hazardous overhanging branches., WD,29/01/2004
07/68973/002 - Application to reduce western laterals of a Copper Beech (T2) subject to TPO 1070, to clear suppressed Yew Tree ., PERM,30/04/2007
APP/11/00034 - Crown thin by 30%, crown lift to 5m and crown reduce by 3m to north side, 2m to south side and 3m in height 1No. Beech tree (T1). Crown thin by 30%, crown lift to 5m and crown reduce by 3m to south side, 3m to east side, 4m to north side and 4m in height and remove excess weight to limb on north side 1No. Beech tree (T2). Both subject to TPO 1070. , PERM,28/03/2011
APP/16/00854 - Single storey pitched roof extension to the front elevation and single storey concealed flat roof extension to the rear extension. Modifications to existing doors and windows., PERM,07/10/2016
APP/16/01103 - Crown raise 2No. Copper Beech (T1 and T2) to 5m and prune to previous pruning points, subject to TPO 1070., PERM,02/12/2016
APP/17/01012 - Demolition of existing conservatory and erection of two storey rear extension, Juliet balcony and roof alterations., PERM,25/10/2017

APP/20/01168 - 1No. Beech (T1 on plan) reduce north facing branches by upto 4m to bring back into shape and rebalance canopy, leaving crown height of 20m and spread of 16m; 1No. Beech (T2 on plan) reducing north facing branches by upto 4m and shaping the rest of canopy accordingly going to growth nodes, leaving crown height of 20m and spread of 16m. Subject to TPO 1070., PERM,23/02/2021

3 Proposal

- 3.1 Demolition of existing garage and construction of new timber clad three bay garage with home office above and new 1200mm high brickwork wall to the front boundary with brick piers and new automated recessed inward opening vehicular access gates between 1800mm brick piers.
- 3.2 The description was amended during the course of the consideration of the application to more accurately reflect the proposals shown on the application drawings. Reconsultation was carried out.

4 Policy Considerations

National Planning Policy Framework 2021
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM10	(Pollution)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist

Please consider this email as a consultation response from Arboriculture on the above planning application.

Although not all statutorily protected, there are trees onsite which will require consideration. No protection measures have been specified to minimise the impact of this development on these trees during the construction process.

Recommendation:

I raise no objection to the proposals and if you are minded to permit the application, I would recommend that a suitably worded pre-commencement condition is imposed requiring the applicant to submit Arboricultural information to demonstrate how the construction will proceed without causing harm to trees and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate this development.

Councillor Brenda Linger - Hayling West

No comments received.

Councillor Clare Satchwell - Hayling West

No comments received.

Councillor I Scott Hayling West

No comments received.

Developer Services, Southern Water

It appears that the developer is intending to build-over a public surface water sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over the sewer.

The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over a public sewer are available at Southern Water's Get Connected service: developerservices.southernwater.co.uk

It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; Prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Southern Water requires a formal application for any new connection to the public sewer to be made by the applicant or developer.

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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

1 letter of support making the following comments:

- I support this planning request as the neighbour most affected by this plan
- The new plan is much more in keeping with the road and surrounding houses

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
- (v) Impact on trees
- (vi) Public sewers

(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 It is acknowledged that the proposed building would be sited further forward than the existing garage, however, the existing garage is already fairly prominent in the street scene. The proposed building would be more prominent in the street scene, however, buildings on this side of the road are staggered and some are relatively prominent being closer to the road. The building has been well designed with the use of traditional materials which would complement the visual amenities of the street scene. In addition, it is proposed to demolish the existing garage building and a pre-commencement condition had been agreed to ensure this in order to avoid overdevelopment of the site. Furthermore, there are mature trees that would soften the appearance.

7.4 In terms of the proposed boundary walls/gates, there are other boundary walls/gates within the vicinity and in this context are considered acceptable.

- 7.5 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

- 7.6 The most affected property as a result of the development is the adjacent property at No.32. As noted above, a letter has been received supporting the proposals. It is also the case that the existing garage building would be removed as part of the proposals and this garage building is sited close to the adjacent dwelling which would benefit from additional light once removed. As noted above, this can be secured by a pre-commencement condition that has been agreed. The proposed building is considered sufficiently far enough away so as not to cause any overbearing impact or loss of light to the adjacent property. Whilst no windows or other openings are proposed in the rear (eastern) roof slope it is considered appropriate to impose a condition restricting any windows or openings in this roof slope as there would be potential for overlooking and loss of privacy.
- 7.7 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.

(iv) Parking

- 7.8 The parking arrangements would change as a result of the development but there is adequate parking provision within the site and the existing garage would be replaced with another garage, albeit with a room in the roof.

(v) Impact on trees

- 7.9 Whilst the mature trees on the frontage are not protected, the Council's Arboricultural Officer was consulted due to the proximity of the proposed development to the trees. It is noted that there are two TPO trees at the very rear of the site but the frontage trees are not protected as noted above. However, they do contribute to the sylvan character of the street scene.
- 7.10 The arboricultural officer raises no objection to the proposals but recommends a suitably worded pre-commencement condition is imposed requiring the applicant to submit arboricultural information to demonstrate how the construction will proceed without harm to trees and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate the development. A pre-commencement condition requiring arboricultural information as recommended by the arboricultural officer has been agreed.

(vi) Public sewers

- 7.11 Southern Water has advised that there is a public sewer which crosses the site and recommends a pre-commencement condition regarding what measures will be undertaken to protect the public sewers. The Council's GIS mapping confirms that there is a surface water sewer that crosses the site near the siting of the proposed development. A suitable pre-commencement condition requiring further details has been agreed.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area 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/22/00357 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 development hereby permitted shall be carried out in accordance with the following approved plans:

20.318.E-100 - EXISTING ELEVATIONS AND BLOCK PLAN / LOCATION PLAN

20.318.G-100 REV B - PROPOSED BLOCK PLAN / PLANS AND ELEVATIONS

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Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or 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.

- 4 No development shall commence, including any demolition or groundworks preparation, until a specification of measures to be undertaken to prevent damage to existing trees on the site throughout implementation of the same, and/or a suitable specification for replacement tree planting as mitigation for any trees that require removal in order to facilitate this development, has been submitted to, and approved in writing by the Local Planning Authority (LPA). This shall include a detailed, scaled Tree Protection Plan (TPP) and a related Arboricultural Method Statement (AMS). These shall include details of the specification and location of exclusion fencing, ground protection and any construction activity that may take place within the Root Protection Areas of trees (RPA) shown to scale on the TPP, including the installation of any service routings and drainage runs required for the approved development. All works shall be carried out in strict accordance with these details when approved.

Reason: To ensure good arboricultural practice in the interests of the maintenance of the character and appearance of the area and to comply with British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' and Policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The development hereby permitted shall be used solely for purposes incidental to the occupation and enjoyment of the existing dwellinghouse and in particular shall not be separately let, sold or occupied as a separate independent dwelling.

Reason: To protect the character and amenity 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.

- 6 No development hereby approved shall be commenced on site until the existing garage building shown to be removed has been demolished and all resultant materials removed from the site.

Reason: To protect the character and amenity 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.

- 7 Notwithstanding the provisions of the The Town and Country Planning (General Permitted Development) (England) Order 2015 as amended the development hereby permitted shall have no windows or other openings inserted into the rear (eastern) elevation roof slope, unless planning permission has first been granted by the Local Planning Authority.

Reason: To preserve the reasonable privacy of neighbouring residents in accordance with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 8 Prior to the commencement of development, details of measures to be undertaken to protect the public sewers shall be submitted to and approved in writing by the Local Planning Authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the approved details.

Reason: To safeguard against undue damage to the public sewer in the vicinity of the site having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.