
Site Address:	102 West Lane, Hayling Island, PO11 0JN		
Proposal:	Erection of detached timber frame garage/shed to front garden.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00616	Expiry Date:	10/10/2022
Applicant:	Ms Suzy Walker		
Agent:	Dr H Bolourchi	Case Officer:	Denise Sheath
	Bolourchi Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

102 West Lane, Hayling Island, is a detached bungalow constructed with brown brick with a hung tiled roof. The property is set back 25m from the main highway and is screened by high trees, shrubbery and hedging along the front boundary. The frontage of the property is predominately laid to lawn with an access leading from West Lane along the front southern elevation leading up to the bungalow, the frontage of the property has the availability of parking several vehicles.

2 Planning History

APP/20/00741 - Front extension to existing garage to create utility room and replacement flat roof. (Rear elevation alterations permitted development.). PERM 13/10/2020

3 Proposal

Erection of detached timber frame garage/shed to front garden.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received.

Officer Comments: The impact on the trees has been assessed as part of the application.

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 The proposal is for the erection of a detached timber framed garage/shed to be located within the frontage of the application site. The proposal would have a 6m width, with a 8.5m depth, an asymmetrical roof with an eaves height of 2.1m to the south side elevation, and eaves height of 2.4m to the north side elevation with a maximum height of 3.2m. The shed element would be facing the main dwellinghouse with a window facing south side elevation and a single entrance door facing east towards the main dwellinghouse. The proposal would have a 6m distance from the front boundary and highway. The proposal would not be readily visible from the streetscene due to the trees, hedging and shrubbery along the front and northern side boundaries.

7.4 Upon a site visit to the property it was noted that many other properties within West Lane have some form of outbuildings within their frontages which are used as

garages. It is not considered that the proposal would be significantly out of place and would not create a harmful impact upon the streetscene. Due to these factors the proposal would not be at odds with the advice in Havant's Design Guide SPD.

- 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 proposed garage/shed would have an excess of 25m to the neighbouring properties to the front (Nos. 153-157 odd), these neighbouring properties would be mainly screened by the natural screening of trees, hedging and shrubbery within the application site. It is therefore considered given the distance from the proposal and the natural screening, any impact from the proposal would be minimal and acceptable.
- 7.7 The proposed garage/shed would have an approximate 10m distance from the neighbouring property to the north (No.102B), this neighbouring property would be mainly screened by the natural screening of high trees, hedging and shrubbery along this shared boundary which is at a height of 3-4m. It is therefore considered given the distance from the proposal and the natural screening, any impact from the proposal would be minimal and acceptable.
- 7.8 The proposed garage/shed would have an approximate 14m distance from the neighbouring property to the south (No.100), this neighbouring property would be mainly screened by the natural screening of hedging, shrubbery as well as a wooden fence along this shared boundary which is at a height of 1.5-1.8m. It is therefore considered given the distance from the proposal and the natural screening, any impact from the proposal would be minimal and acceptable.
- 7.9 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) Tree Implications

- 7.10 The trees within the frontage of the application site are not covered by a Tree Preservation Order but do provide character to the property and the streetscene. The Arboricultural Report provided states that the proposal does not require the loss of any of the sites existing tree population, other than those which are in an unretainable condition. A significant portion of a mixed species group of shrubs, Holly, Camellia, Field Maple and Bramble is required to be felled or removed to facilitate construction of the proposal. This group of mixed species are located within the frontage of the site to the northern side boundary. From the Officer's site visit, the loss of this group of mixed species would not significantly detract from the tree character of the site, or the wider treed environment. A Tree Protection Plan and Arboricultural method statement have been provided stating how the trees on the site will be protected prior to and during the construction of any development. A pre-commencement condition is recommended if permission is granted.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the street scene 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/22/00616 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:

Application Form - Received 06 July 2022

Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement Received 27 June 2022.

Location Plan - Received 19 August 2022

Block Plan - Received 19 August 2022

Ground Floor Plan - Drawing No. SKP0 - Received 08 August 2022

Ground Floor and Foundation Plan - Drawing No.3 Rev B - Received 08 August 2022

Ground Floor Plan with Structure Above and Roof - Drawing No.4 Rev B Received 08 August 2022

Proposed Elevations - SKP1 Rev B - Received 19 August 2022

Sections - Drawing No. 5 Rev A - Received 08 August 2022

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 hereby permitted nor any related site clearance shall commence until the specification of measures to be undertaken to prevent damage to existing trees on the site have been implemented as set out in the Arboricultural Impact Assessment and Preliminary Arboricultural Method Statement received 27 June 2022. All the measures forming part of the approved specification shall be undertaken and fully adhered to at all times during the construction works.

Reason: To safeguard the continued health and presence of the trees and to

protect the amenities of the locality, having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.