
Site Address:	161A West Lane, Hayling Island, PO11 0JW		
Proposal:	Double garage and garden building.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00209	Expiry Date:	25/04/2022
Applicant:	Mr A Harbutt		
Agent:	Mr P Walker	Case Officer:	Lewis Ford
	P Walker MRICS		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 161a West Lane, Hayling Island, PO11 0JW. The site comprises a large plot – measuring approximately 55 metres by 35 metres – on the western side of West Lane and includes a detached “L-shape” bungalow with outbuildings and a car port. The bungalow comprises traditional brick and tile construction with UPVC windows and a wooden door. The property has been extended previously - doubling the size of the property – to include a loft conversion (with rear dormer) and annex accommodation (complete with kitchen, living room and bedroom) to the rear. The only neighbouring property is No.161 West Lane adjacent to the north, whilst a stable and a large field for grazing horses is located to the south-west and south respectively. It is understood that the stable and grazing fields are in the same ownership as the existing bungalow.

2 Planning History

HWU/04878 – REFUSAL in March 1957 for residential development.
HWU/04878/1 – REFUSAL in Feb 1959 for the layout land for residential development.
HWU/04879 – PERM in April 1957 for use of Westleigh as company offices.
HWU/05091 – PERM in July 1957 for the erection of a bungalow at Westleigh.
13917/3 – PERM in June 1964 for the erection of a store.
13917/4 – PERM in Dec 1966 for the erection of a store.
24443 – PERM in June 1974 for the erection of 4no stables.
91/55386 – PERM in July 1992 for a single storey rear extension to provide self-contained living accommodation.
92/55386/1 – REFUSAL in Feb 1992 for outline application for 1no. dwelling with double garage.
93/55386/2 – REFUSAL in Mar 1993 for outline application for 1no. dwelling and garage.
03/55386/003 – PERM in June 2003 for single storey rear extension to provide grant annexe.
05/55386/004 – PERM in June 2005 for single storey front/side extension, dormer window and balcony to north elevation and replacement garage.

3 Proposal

Double garage and garden building.

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)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS19	(Effective Provision of Infrastructure)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

There are no statutorily protected trees onsite or on adjacent land that will be affected by the proposals. However, there are significant trees that are likely to be affected. On that basis, if you are minded to permit this application, it would be recommended that a suitably worded condition is imposed requiring the applicant to provide further information for our consideration prior to works commencing onsite. This should be in the form of an Arboricultural Impact Assessment (AIA) and Method Statement in accordance with BS5837:2010. I would consider your suggested condition below to be appropriate:

No development shall commence until an Arboricultural Impact Assessment (AIA) and Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority. The proposed works shall be carried out in accordance with the approved details.

Reason: To ensure existing trees are not adversely affected by the construction of the development and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (NPPF).

Councillor B Linger - Hayling West

No comment

Councillor C Satchwell - Hayling West

No comment

Councillor I Scott - Hayling West

No comment

Developer Services, Southern Water

There are no public foul and surface water sewers in the area to service this development. The applicant is advised to examine alternative means of foul and surface water disposal.

The Environment Agent should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works or septic tank to ensure its long-term effectiveness.

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.

For further advice, please contact Southern Water at:

Address: Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX.

Email: southernwaterplanning@southernwater.co.uk

Telephone: 0330 303 0119

Website: southernwater.co.uk

Officer comment: *The development is for a replacement (albeit larger) garage and garden store. There is an existing Surface Water Sewer Line running under West Lane adjacent to the application site. An informative has been included about contacting the Environment Agency (EA) in the instance that the Applicant wishes to install any private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. As for the latter point, a standard planning condition has been included regarding the possibility of a public sewer crossing the development site.*

Langstone Harbour Board

The Board's Planning Sub Committee considered this application and offers no objection to the proposal.

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: 1

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

- 7.1 A planning enquiry was received in February 2022 (ref. GEN/22/00131) regarding the opportunity to construct a double garage and garden store under Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 – hereon referred to as the GPDO – at the application site. It was communicated to the Agent that the proposed outbuilding would not meet the criteria under Class E as it would be over 2.5m in height and adjacent to the boundary of the curtilage of the existing bungalow. A planning application – the subject of this report – was subsequently submitted to the Council in March 2022. Having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Impact on the Local Ecological Network (LEN)
- (v) Parking
- (vi) Impact on Utilities

- (i) Principle of Development

- 7.2 The proposed development would be located outside of the urban area as defined by Policies CS17 and AL2. However, the proposed development is still considered acceptable in principle – subject to development management criteria – as it relates to a small-scale householder development.

(ii) Impact on the Character of the Area & Appropriateness of Design

- 7.3 The proposed development would comprise the demolition of the existing single garage, wooden car port and wooden shed, and the construction of an outbuilding for use as a double garage and garden store. The proposed outbuilding would comprise a depth, width, eaves height and maximum height of approximately 6.9m, 10.8m, 2.6m and 4m respectively. In addition, the proposed outbuilding would be set back from the principal (front) elevation of the existing bungalow by approximately 3.1m and would include: 2no. grey roller shutter doors (approx. 4.2m in width each) on its western front elevation; 1no. door on its northern side elevation; and 1no. window and 1no. grey roller shutter door (approx. 1.5m in width) on its western rear elevation. Finally, the proposed outbuilding would comprise grey synthetic slate roof tiles and blockwork with Waney edge natural oak cladding around its exterior walls. It is understood that the existing oil barrel, log store and bin store will be relocated to accommodate, and be clad in the same materials as, the proposed outbuilding.
- 7.4 The proposed development is large but is acceptable given the plot size and retained amenity space at the application site. The proposed development would be readily visible from the streetscene; however, the potential impact on the streetscene is expected to be minimal. This is because the proposed development would not encroach any further than the property's existing building line and, instead, would be set 3.1m back from the principal (front) elevation of the existing bungalow.
- 7.5 Moreover, the appearance, design and mass of the proposed development would be acceptable in the context of the application site and is not considered to be an incongruous feature within the streetscene or wider locality. It is considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, as such, it would not be contrary to Policies CS11, CS16 and DM9 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.6 The only neighbouring property is No.161 West Lane which is adjacent to the north of the application site. The proposed development would be to the south, and set back by approximately 3.1m from the principal elevation, of No.161a West Lane. As such, although visible from the streetscene, the proposed development would not be seen by the occupants at No.161 West Lane. Consequently, the proposed development would not have an adverse impact on the amenities of No.161 West Lane and, as such, would meet the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. It is noted that no letters of objection have been received with respect to the proposed development.
- 7.7 Notwithstanding the above, given the large size of the proposed outbuilding, it is considered appropriate to include a planning condition to prevent the proposed outbuilding from being used in the future for any business, commercial or industrial purposes – see Planning Condition No.4. The planning condition has been included to protect future neighbour amenity.

(iv) Impact on the Local Ecological Network (LEN)

- 7.8 The Langstone Harbour Board has raised no objection to the proposed development.
- 7.9 The Council's Arboriculture Officer has commented that, although there are no statutorily protected trees on site, there are significant (well-established) trees on site which have the potential to be affected by the proposed development. In consultation with the Arboriculture Officer, a suitably worded pre-commencement condition is proposed – see Planning Condition No.5.
- 7.10 In light of the above and the inclusion of the proposed planning condition, it is considered that the proposed development would not be contrary to Policies CS11 and DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Parking

- 7.11 The Havant Borough Parking SPD – which supplements Policy DM13 - states that for a double garage to be considered as 2no vehicular parking spaces, it must have a gross internal area (GIA) of 6m by 6m. The proposed development would exceed this minimum requirement which is supported. Given the location of the property off West Lane – which is a national speed limit country lane with no pavements – and the need to avoid the overspill of parking on the public highway for safety reasons, the replacement double garage is supported.

(vi) Impact on Utilities

- 7.12 Southern Water has reviewed the proposed development and has advised that:

- 1) There are no public foul and surface water sewers in the area to service this development. The applicant is advised to examine alternative means of foul and surface water disposal.
- 2) The Environment Agent (EA) should be consulted directly regarding the use of a private wastewater treatment works or septic tank drainage which disposes of effluent to sub-soil irrigation. The owner of the premises will need to empty and maintain the works or septic tank to ensure its long-term effectiveness.
- 3) 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.

- 7.13 In terms of the first point, there is a Southern Water Surface Water Sewer Line running underneath West Lane adjacent to the application site. As for the second and third points, an informative and standard planning condition has been included respectively – see Planning Condition No.6 regarding the latter.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00209 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:

Location & Block Plan

Proposed Elevations (Received 28 February 2022)

Proposed Layout Plan (Received 28 February 2022)

Section Drawing AA (Received 28 February 2022)

Garage Materials Confirmation (see email dated 03 May 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 The outbuilding hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse. It shall not be used for any business, commercial or industrial purposes whatsoever, and it shall not be used as a separate unit of residential accommodation.

Reason: In the interests of the amenity of the area and having due regard to Policies CS16, DM10 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development shall commence until an Arboricultural Impact Assessment (AIA) and Method Statement has been submitted to, and agreed in writing by, the Local Planning Authority. The proposed works shall be carried out in accordance with the approved details.

Reason: To ensure existing trees are not adversely affected by the construction of the development and having due regard to Policy DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework (NPPF).

- 6 In the event that public sewers are found at any time when carrying out the approved development which were not previously identified, development shall STOP until details of the measures which will be undertaken to protect the public sewer have been submitted to, and approved in writing by, the Local Planning Authority. Following approval, such measures shall be implemented on site in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the adequate protection of infrastructure having due regard to Havant Borough Local Plan (Core Strategy) Policies CS19 and DM10 and the National Planning Policy Framework.