
Site Address: 5 St Georges Road, Hayling Island, PO11 0BS
Proposal: Alteration to garage and car port to form a double garage with replacement roof and skylights (retrospective application).
Application No: APP/21/00510 Expiry Date: 16/02/2022
Applicant: Mr C Fountain
Agent: Case Officer: David Eaves
Ward: Hayling West

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site lies to the west of St Georges Road served off an existing long shared access. The original building was a flat roofed garage and car port which has now been altered to provide a larger garage. To the north is a tall hedge to the boundary. To the south is the application property and to the west is a redevelopment site formerly a Children's Home now being redeveloped as flats. To the west is the shared drive to the property and other residential properties 3 and 7 St Georges Road.

2 Planning History

APP/19/00767 - Alterations to existing garage to create first floor storage and /or hobbies/exercise/play area(13.12.19). Request to discharge condition 3 (20.05.21).
, PERM,13/12/2019

3 Proposal

Alteration to garage and car port to form a double garage with replacement roof and skylights (retrospective application).

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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Brenda Linger

No comments received

Councillor Clare Satchwell - Hayling East

No comments received

Councillor I Scott Hayling West

No comments received

Hampshire Biodiversity Information Centre

Within 50m SSSI Sinah Common

Officer Comment: It is not considered that the garage alteration impact the SSSI.

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: 18

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: None

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. The application follows an earlier proposal for *Alterations to existing garage to create first floor storage and /or hobbies/exercise/play area* under application ref: APP/19/00767. This permission is not now being pursued by the applicant and the current proposals are significantly reduced and do not include a first floor.

- (ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposed alterations to the garage are now single storey and modest. The building is set well back from St Georges Avenue and would have very limited visual impact beyond the site. 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

- 7.4 The proposals are largely screened to the north by a tall hedge and are set off the boundary with No.3 St Georges Avenue. The apartments to the west would not be impacted by the proposed garage alterations.
- 7.5 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area is therefore considered to be appropriate and recommended for approval. As the development is retrospective no time limit for commencement condition is required in this case.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/21/00510

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

Elevations
Floor Plan
Block Plan
Location Plan

Reason: - To ensure provision of a satisfactory development.