
Site Address: Marine View, Marine Walk, Hayling Island, PO11 9PQ
Proposal: Conversion of existing garage.
Application No: APP/21/00383 Expiry Date: 24/06/2021
Applicant: Mr Walker
Agent: Mr Barker Case Officer: Denise Sheath
 GDB Technical Architecture
Ward: Hayling East
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

Marine View, Marine Walk, Hayling Island, is a detached bungalow with a front facing gable, the property is constructed with brick with a cladded area to the existing first floor roof extension over the garage with interlocking roof tiles.

2 Planning History

07/70033/000 - Roof extension over garage at first floor and replacement conservatory. , WD,31/10/2007
08/70033/001 - Roof extension over garage at first floor. Replacement conservatory. (Revised application.), PERM,28/05/2008

3 Proposal

Conversion of existing 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)

DM13 (Car and Cycle Parking on Residential Development)

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

Chichester Harbour Conservancy

Chichester Harbour AONB Unit Recommendation – No objection

Suggested considerations: -

- schedule of materials to be as indicated on submitted application forms / to match existing.
- any and all glazed windows should be fitted with working internal screen blinds to reduce light spillage during evenings and night-times in order to minimise and reduce the amount of light illumination of the new window openings to comply with the Dark Skies approach and to limit disturbance to wildlife.

Planning Approach

The statutory purpose of the Area of Outstanding Natural Beauty (AONB) is to conserve and enhance the area's natural beauty. The LPA should assess the application carefully as to whether the proposed development would have a significant impact on or harm that statutory purpose. Relevant to this is the duty on public bodies to 'have regard' for that statutory purpose in carrying out their functions (Section 85 of the Countryside and Rights of Way Act, 2000). The Planning Practice Guidance confirms that this duty *also* applies to proposals *outside* the designated area but impacting on its natural beauty.

The submission site is located *within* the Chichester Harbour Area of Outstanding Natural Beauty (AONB). Proposals impacting on the AONB are subject to more stringent planning guidance to ensure that development respects and enhances the inherent qualities of such a sensitive location. The adopted guidance requires a clear demonstration that no harm is caused to the AONB.

Chichester Harbour Conservancy, administer and safeguard the Chichester Harbour Area of Outstanding Natural Beauty (AONB). The aim of conserving and enhancing the areas natural beauty requires the Conservancy to consider the proposal on its landscape character aspects. The landscape covers both built-up urban environments as well as rural countryside and coastal areas.

This comment and recommendation is made having regard to the applicable AONB Policy -

- Chichester Harbour AONB Landscape Character Assessment (CBA update 2019)
 - Chichester Harbour Management Plan (2019-2024)
 - Chichester Harbour AONB Planning Principles (Management Plan version April 2019)
 - Chichester Harbour AONB Joint Supplementary Planning Document SPD (2017 – LPA adopted)
 - National Planning Policy Framework (Revised 2018)
 - National Planning Practice Guidance (2014)
- and in particular the following relevant AONB Planning Principles –
- AONB **PP01**: Chichester Harbour as a Protected Area,
 - AONB **PP03**: Replacement Dwellings and Domestic Householder Extensions
 - AONB **PP09**: Dark Skies

Relevant Recent Planning History

APP/08/70033/001 – Roof extension over garage at first floor and replacement conservatory (revised application). No comments available on LPA public access web site. On 28 May 2008 the LPA approved the submission.

Submitted Proposal and Supporting Documents

The proposal seeks the incorporation of the domestic garage as habitable accommodation within the household. The works would entail the removal of the garage up-and-over doors with windows.

The submission makes no acknowledgement or reference to the sites context to the setting of the Area of Outstanding Natural Beauty (AONB) protected national landscape. The lack of knowledge or understanding of the status of the AONB in the planning consideration is disappointing.

Planning Assessment

The consideration would require a full and detailed assessment of the potential, possible, and probable impact to the character and appearance of the site and the locality of the AONB protected landscape. The main AONB planning assessment issues to be considered for this site relate to –

1. Consideration against the relevant AONB Planning Principle guidance

2. Relevant and/or recent planning history implications for the proposal
3. The principle of the use and activity of the development to the AONB locality
4. The locational positioning and layout design impact of the site to the AONB
5. The proposed physical scale, structure bulk and perceived massing on the AONB landscape
6. The architectural design, structural character, visual appearance & finished treatment
7. The impact on the tranquillity of the area and on the environmental character of the AONB
8. The wildlife, biodiversity, ecology, and natural environmental effects of the AONB
9. Any measures to mitigate the impact of ecological and environmental disturbance

The AONB Planning Principles relevant to this proposal are not conflicted with. The glazed windows may require some blinds or shuttering controls (PP09).

The planning history raises no specific issues to the current proposal.

The residential planning use of the red-line site would not be changed by this submission.

The location of the proposal sits within the settlement built-up area and within a backdrop and setting of other residential development.

The locational position of the proposal is to the east part of the host building. The layout design relates to the host building and sits as an integral part of this. These considerations generate little harm to the site spatial open area and to the immediate surrounds.

The scale of the development would be proportionate to the host building. The full height glazing create little additional massing to the host building.

The architectural design is a suitable match to the host building.

The external construction materials and finishes are traditional in appearance.

The physical works would not be intrusive to the tranquil environment of the AONB or harm the environmental character of this settlement built-up location within the AONB.

The provision of full height glazing would potentially increase light concerns on the plot and control measures should be considered.

There is unlikely to be any issue in terms of local wildlife, biodiversity, or ecological character of the locality. Measures to mitigate the impact of ecological and environmental disturbance should not be necessary. Improvements could be considered generally through the installation of bird and bat boxes at the site, hedgehog houses in the rear garden, and similar easy applied wildlife improvements.

Summary Conclusion

The adopted guidance requires a clear demonstration that no harm is caused to the AONB. The site is location within the countryside area within the AONB.

The positioning of the proposal would have a localised impact on the character and appearance of the site and the immediate surrounds. The proposal would not be intrusive or harmful to the local AONB protected landscape. The proposal would have a limited visual impact on the wider AONB protected national landscape character.

The development proposal in the AONB would be unlikely to have any identifiable harmful impact on matters of ecology, biodiversity, or wildlife habitat, hibernation, foraging, mating, or spawning/nesting/rearing areas. The proposal is unlikely to have any significant impact or effect on the AONB in relation to wildlife conservation and protection.

CHC has no objection to the submitted proposal. The proposal is generally acceptable within the AONB and has a limited external impact to the wider AONB protected landscape.

Other Comment

The planning application will be considered by the LPA in terms of other aspects applicable to the planning merits of the proposal, such as any overlooking impact to neighbouring property and spaces, any perceived loss of privacy, any equated loss of light and cause of shadowing, noise generation and disturbance, traffic generation and on-site parking provision, and in terms of overall good building

design and land-use neighbourliness.

This consultation assessment and comment response to the LPA is for open transparency public view.

County Ecologist

Thank you for your consultation.

I would raise no ecological concerns over this proposal.

The garage to be converted is single storey and appears to be in good condition, thus unlikely to support protected species. Given the low scale nature of the proposal, I would not consider there to be impacts to the habitats in the near by Mengham Salterns SIN.

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: 5

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
- (iv) Parking
- (v) Flood Issues

(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 only external alterations will be to the front (northern) elevation, which overlooks the front garden area of the application site, which would include the repositioning of the front entrance door, addition of two windows to the entrance hall, and double sliding doors replacing the existing garage door. The materials to be used in the construction will be an off white /cream colour painted render to match the existing weather board cladding to the front of the property, the painted render will also be applied to the rear external elevational wall of the existing garage. The use of similar colour materials will limit the impact upon the character of the streetscene.

7.4 The application site boundary lays adjacent to an Area of Outstanding Natural Beauty, therefore Chichester Harbour Conservancy were consulted as part of the application process, they have raised no objections to the proposal. I have added an informative to

the decision with regard to the Dark Skies approach to limit the impact on light spillage and the disturbance to the wildlife.

- 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 additional windows and sliding doors window will look towards the front garden area of the application site and may have the possibility of looking partially into the frontage of the neighbouring property to the east (The Villa), however this area is visible to the public domain. It is therefore considered the development would have negligible impact on the properties immediately adjoining the application site and the surrounding area.
- 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 proposed conversion of the garage into living accommodation will see the loss of the garage as a parking area, a parking plan has been provided as part of the application which shows that the frontage to the property has the availability of parking 3no. vehicles. A condition has been added to the decision to ensure the parking area proposed is kept for the parking of vehicles at all times.

(v) Flood Issues

- 7.9 The property is located within Flood Zones 2 & 3, however the proposal will not result in the increase in bedrooms, and as such it is not considered to carry an additional risk to life in terms of flooding.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours 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/21/00383 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 25 March 2021
Flood Risk Assessment - Received 29 April 2021
Location and Block Plan - Drawing No. 01A - Received
Existing Elevations - Drawing No. 03 - Received 25 March 2021
Existing Floor Plans - Drawing No.02 - Received 25 March 2021
Proposed Elevations - Drawing No. 04 - Received 25 March 2021
Proposed Floor Plans - Drawing No. 05 - Received 25 March 2021
Confirmation of the colour of the painted render to be used and the elevations to be used on - Received 22 June 2021

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 development shall not be brought into use until the parking spaces as shown on the submitted Block Plan (Drawing Number: 01A) have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.