
Site Address:	1 Bracklesham Road, Hayling Island, PO11 9SJ		
Proposal:	Detached garage to front of property.		
Application No:	APP/16/00893	Expiry Date:	01/11/2016
Applicant:	Mr & Mrs Mott Crofton HIC		
Agent:	Mr Nahid Crofton HIC	Case Officer:	Bee Crawford
Ward:	Hayling East		
Site Visit Date:	30/09/2016		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached chalet style dwelling set back from the road and has a brown tiled pitched and barn hipped roof and elevations of red/yellow multibrick. The site is level and has open vehicular access leading to a shingle drive and an area of grass and shrubs. There is a 1 metre high wall to the east, a 1.5 metre high fence to the west and a 1 metre high fence to the front.
- 1.2 A chalet style dwelling of a similar design is to the east, a detached bungalow set forward of the property is to the west and a two storey detached property is opposite. The area is of low to medium density with a mixture of detached bungalows, chalet style dwellings and two storey properties of individual and similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of a detached garage to the front of property.

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

CS15 (Flood and Coastal Erosion)
CS16 (High Quality Design)

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment on the principle of the provision of a garage. Assuming the garage door is at the south of the building, 6 metres for reverse and turn on site would be needed which may have a planning impact on the garden.

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: 3

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) 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 original position of the garage was set forward of the property in a prominent location with the side elevation fronting the road and subsequently deemed to be unacceptable. An amended block plan was submitted on 20/10/2016 setting the garage closer to the house and back from the front boundary, with the front elevation of the garage facing the road. The proposal would be visible from the public realm, although the property is situated on a bend in the road and there would be a minimum distance of approximately 11 metres to the highway. At the time of the Officer's site visit a vehicle was parked on the location of the proposed garage.

7.4 The Development Engineer observed that the existing drive would need to be extended to provide vehicular access to the garage. However this is unlikely to require planning permission providing any hard surface is made of porous materials, or run-off water is directed from the hard surface to a permeable or porous area within the curtilage of the dwellinghouse.

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 garage is of a modest height with a pitched and hipped roof which would lessen any perception of the building being overbearing. There is a window and door on the eastern elevation of the proposed garage, although this elevation is 9.5 metres from the boundary with number 3 Bracklesham Road and it is judged it would not result in any degree of harm to this property. There is a distance of approximately 0.6 metres from the western boundary, however the neighbouring property at number 75 Sandy Point Road is set forward 6.5 metres from the front elevation of the proposed garage and it is deemed any impact would be negligible. It is noted the site of the proposed garage is already being used for the parking of vehicles.

(iv) Flood Issues

- 7.7 The site is within Flood Zones 2 and 3, however the proposed development is for the construction of a detached garage, and will therefore not put the occupiers or employees of the emergency services at any additional risk in the event of a flood. The agent has submitted a flood risk assessment to confirm that appropriate flood risk measures have been considered. The development therefore meets the requirements of policy CS15 of the Havant Borough, Local Plan (Core Strategy).
- 7.8 Consequently, it is considered that the proposal is unlikely to 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 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/16/00893 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 external materials to be used for the garage hereby approved shall be as stated within the planning application unless the Local Planning Authority gives prior written approval for any variation.
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.

- 3 The garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever, or as a separate unit of accommodation.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location plan

Proposed block plan (amended, received 20/10/16)

Proposed garage access plan

Proposed elevations and roof plan

Proposed rear elevation plan

Garage basework construction details

Flood risk assessment

Reason: - To ensure provision of a satisfactory development.