
Site Address:	12 Fishery Lane, Hayling Island, PO11 9NP		
Proposal:	Replacement garage.		
Application No:	APP/16/00611	Expiry Date:	08/08/2016
Applicant:	Mr Hope		
Agent:	Mr P Walker	Case Officer:	Harriet Pitney
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached two storey dwelling with a concrete tiled pitched roof and elevations comprising both cream render and brick construction. The site is relatively level with open vehicular access to the front driveway and existing single storey garage. There is adequate parking on site for a minimum of 3 vehicles. The front driveway is hardsurfaced with the front garden area laid to lawn and a low lying brick wall defining the front boundary to the property. The rear garden is laid to lawn and enclosed by a timber close boarded fence approximately 2 metres in height.

The area is residential in nature with a medium density of dwellings adjacent to the site of a similar age and design, particularly to the eastern side of the application site. The property to the west of the application site is a single storey bungalow

2 Planning History

None relevant

3 Proposal

This application is for the erection of a replacement garage to the rear of the property measuring 3.9 metres in height, 7.2 metres in length and 4 metres in width.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

Havant Borough Council Borough Design Guide, Supplementary Planning Document, December 2011.

5 Statutory and Non Statutory Consultations

Southern Water

It is the responsibility of the developer to make suitable provision for the disposal of surface water. Part H3 of the Building Regulations prioritises the means of surface water disposal in the order

- a. Adequate soakway or infiltration system
- b. Water course
- c. Where neither of the above is practicable sewer

It is important that discharge to sewer occurs only where this is necessary and where adequate capacity exists to serve the development. When it is proposed to connect to a public sewer the prior approval of Southern Water is required.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and the potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water- informative imposed.

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: 21

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is

considered to be acceptable in principle subject to the usual development control criteria.

(ii) Impact upon the streetscene

Whilst the northern elevation of the proposed development would be visible from the streetscene, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The property currently benefits from a garage in this location and is set back a considerable distance from the highway.

The development is considered to be of an appropriate scale and design which respects the existing built form of the original dwelling. It is therefore considered that the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy, 2011.

(iii) Impact upon residential amenity

When assessing the impact upon residential amenity, It is important to note that a single storey garage already exists in the location of the proposed replacement garage.

Whilst it is noted that the footprint of the proposed garage is marginally increasing when compared to the existing footprint and the roof structure is being altered from a flat roof to a pitched roof, it is not considered that these alterations will worsen the impact currently shared with the neighbouring property to the west, particularly given the other examples in the streetscene (Numbers 14, 16 & 20 Fishery Lane) through the loss of light, privacy, outlook or overlooking to such a detrimental extent as to warrant a refusal of planning permission.

On this basis, the proposal is considered to be acceptable and in accordance with Policy CS16 1. e) of Havant Borough Councils Core Strategy, 2011.

No objections were received in relation to this application.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of the Havant Borough Council Core Strategy, 2011. The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00611 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 Compulsary Purchase Act 2004.

- 2 The garage hereby permitted shall be retained and kept available for the parking of cars at all times and shall not be converted to living accommodation.

Reason: In the interests of the amenities of neighbouring properties and to ensure the retention of adequate on-site car parking in accordance with standards adopted in the Havant Borough Residential Parking and Cycle Provision SPD 2010 having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Red line plan & block plan- received 13th June 2016

Proposed elevations- received 13th June 2016

Section drawing- received 13th June 2016

Reason: - To ensure provision of a satisfactory development.