
Site Address: 17A North Shore Road, Hayling Island, PO11 0HL
Proposal: Demolition of detached double garage and replacement with
gymnasium and garage with log store, including mezzanine floor above gymnasium.
Application No: APP/21/00460 Expiry Date: 09/07/2021
Applicant: Mr & Mrs Dickinson
Agent: Mr Douglas Case Officer: Graham Speller
Jeffrey Douglas Chartered
Architect
Ward: Hayling West
Site Visit Date: 24/06/2021

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is accessed off North Shore Road via a shared access drive and is occupied by a two storey dwelling with a detached double garage (which is adjacent to a neighbours garage).
- 1.2 The surrounding area is residential in character with a mix of styles and design of houses.
- 1.3 Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC and Langstone Harbour SSSI is located immediately to the north.
- 1.4 The rear garden of the property is located within Flood Zones 2 & 3.

2 Planning History

07/72397/000 - Single storey rear extension and minor external alterations including area as decking., PERM,25/07/2007

3 Proposal

- 3.1 Demolition of detached double garage and replacement with gymnasium and garage with log store, including mezzanine floor above gymnasium.
- 3.2 The agent has confirmed that the maximum height of the proposal would be 6.27m and the eaves height would be 3.4m.

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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Clare Satchwell - Hayling East

No comments received.

Councillor I Scott Hayling West

No comments received.

Councillor Joanne Thomas

No comments received.

County Ecologist

Having reviewed the photographs provided of the existing garage, I am satisfied that the brick garage is in a good condition and supports a flat felted roof which appears to be tightly sealed along the edges and therefore the likelihood of bats being present and affected by the proposals is very low. I also understand that a small fruit tree will be trimmed but retained as part of the works, which is acceptable. Whilst Chichester and Langstone Harbours SPA and Ramsar, Solent Maritime SAC and Langstone Harbour SSSI is located immediately to the north of the application site, this designation is approximately 50m away from the location of the proposed garage. Therefore, considering the distance, small scale of the works and presence of the main dwelling and the rear garden between the designated sites and the new garage location, I do not consider that any impacts as a result of noise disturbance or accidental damage (e.g. polluted surface water runoff, dust, etc.) would occur. Therefore, I have no concerns that the proposals would have an adverse impact on designated sites, notable habitats or protected species.

Environment Agency

No comments received.

Langstone Harbour Board

No objections.

Property Management (formerly County Estates Department) Hampshire County Council

No comments received.

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) Flood risk
- (v) Parking
- (vi) Ecology

(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 Whilst unusual, 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 majority of the proposal would be single storey; unlike the building it would replace. However, part of the proposal would have an additional floor for use as yoga/study. This would have high level windows in the south eastern elevation facing towards No. 17 North Shore Road. Whilst sited some distance away it is considered appropriate to condition the windows to be obscurely glazed and non opening below 1.7m from floor level in order to avoid any potential overlooking.

7.5 The design of the proposed building is such that the two storey element has a significantly sloping roof the highest part of which would be 6.27m high reducing to 3.4m. It is considered that the highest part of the proposed development would be sited sufficiently far away from the neighbouring properties not to appear overbearing, albeit, the proposed building would be more visible than the current single storey garage building.

7.6 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, 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) Flood risk

- 7.7 The actual siting of the proposed development would not be within Flood Zones 2 & 3 as it is only the rear garden of the property that is within the Flood Zones. As such, there is no requirement to do a site specific flood risk assessment. However, the applicant has submitted the Environment Agency's form for householder extensions in Flood Zone 2 and 3. In addition, proposed flood resilience measures have been submitted that outlines the additional precautions and measures to be incorporated in the proposed development.

(v) Parking

- 7.8 The proposal would replace the existing garage with a new building which would also incorporate a garage so there would be no loss of parking provision and adequate parking areas would be retained.

(vi) Ecology

- 7.9 The County Ecologist has no concerns that the proposals would have an adverse impact on designated sites, notable habitats or protected species.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, the character of the area, flood risk, parking and ecology 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/21/00460 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:

22107/101 - EXISTING LOCATION AND PROPOSED BLOCK PLAN

22107/102 - PROPOSED SITE PLAN

22107/103 - PROPOSED FLOOR AND ROOF PLAN

22107/104 - PROPOSED ELEVATIONS AND SECTIONS

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 building 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 nor occupied as a separate residential unit.

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.

- 5 The 1st floor high level windows in the south eastern elevation of the building hereby permitted shall at all times be and remain glazed entirely with obscure glass. The particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4 and only openable above a height of 1.7m above the internal floor level of the room to which it serves.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.