

---

Site Address: Kayden Cottage, Copse Lane, Hayling Island, PO11 0QA  
Proposal: Demolition of existing 1-car garage at the side of the property, and  
erection of a 2-car garage in corner/side of rear garden.  
Application No: APP/21/00497                      Expiry Date: 16/07/2021  
Applicant: Mr Rob Sherwin  
Agent:                                                              Case Officer: Joseph Toole  
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

---

## **1 Site Description**

Kayden Cottage, Copse Lane, Hayling Island, is located to the south side of Copse Lane. The application site is a detached bungalow comprising brown brick and concrete roof tiles. Vehicular access is from Copse Lane with parking to the front and side with an existing side garage.

The property is located within a residential area with surrounding properties of similar style and design.

*Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.*

## **2 Planning History**

02/62278/001 - Single storey rear extension., PERM,21/03/2002  
97/62278/000 - Single storey side extension and replacement garage to rear of property, PERM,13/03/1997  
APP/17/00747 - Single storey rear extension., PERM,24/08/2017

## **3 Proposal**

Demolition of existing 1-car garage at the side of the property, and erection of a 2-car garage in corner/side of rear garden.

## **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)  
DM10           (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Councillor Brenda Linger**

No Comment.

### **Councillor Clare Satchwell - Hayling East**

No Comment.

### **Councillor I Scott Hayling West**

No Comment.

### **Southern Gas Networks - stage 1**

No Comment.

## **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: 8

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

| <b>Comment</b>                                                                                                | <b>Officer Comment</b>                                                       |
|---------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|
| The garage would take up nearly the full length of the back garden and would be right up against the boundary | Please see Section 7                                                         |
| Loss of light                                                                                                 |                                                                              |
| Traffic Concerns                                                                                              |                                                                              |
| Boundary fencing location concern                                                                             | The boundary concern is a civil matter not a material planning consideration |
| Concerns with building supplies and parking                                                                   | These are not material planning considerations                               |

## **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) 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 The proposed development would involve the demolition of the existing side garage and the erection a garage further back to the side/rear. It would have a width of approximately 4.1 metres, a depth of approximately 10.6 metres with a pitched roof having a maximum height of approximately 4.1 metres.

7.4 The proposed garage would have brickwork with concrete roof tiles. This is considered to be inkeeping with the context of the main dwellinghouse.

7.5 Due to the proposed garage being located to the side/rear of the property it is considered to have a limited impact upon the street scene. Furthermore, the proposed garage would although be large appear it is considered to be subservient to the host dwelling being of appropriate size to the plot and the retained amenity space following the removal of the existing garage. Therefore, it is considered to be inkeeping with the character of the area. Due to the size of the proposed garage a condition regarding its use to remain incidental to the main dwellinghouse has been recommended.

7.6 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

7.7 To the front of the proposed garage there would be a garage door. This is not considered to have any impact upon the surrounding properties.

7.8 To the west side there would be no windows or door within the proposed garage facing the shared boundary with Corfe Cottage. The proposed garage would have a pitched roof away from the shared boundary with Corfe Cottage and would be partly screened by the existing hedging. Due to its position and orientation it is not considered to appear overbearing or result in the harmful loss of light to the occupiers of the neighbouring property.

7.9 To the east side there would be two windows and a door within the proposed garage.

Due to the separation distance from the shared boundary with No.19 Yew Tree Road and existing screening of 1.8 metre high fencing along the boundary it is not considered to have an adverse impact on the amenity space of the neighbouring occupiers.

- 7.10 To the rear of the proposed garage there would be no doors or windows. Due to the existing boundary treatment to the back it is not considered to have an adversely negative impact upon 17 Yew Tree Road.
- 7.11 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).

(iv) Ecology

- 7.12 The proposed development is within 50 metres of bat roost which are notable and protected species. Due to the nature of the proposed works it is not considered to have a negative impact on the ecology of the area.

## 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/21/00497

- 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:

Location Plan  
Proposed Location Plan  
Proposed Floor and Front Elevations  
Proposed Rear Elevation and Foundations Plans  
Proposed Side Elevations  
Section and Roof Plans

**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.

**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.