
Site Address:	1 Swans Walk, Hayling Island, PO11 9TX		
Proposal:	Erection of detached garage.		
Application No:	APP/15/00713	Expiry Date:	19/10/2015
Applicant:	Mr Chisholm	Team:	Team 1
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Swans Walk is a detached bungalow with brown brick walls and a tiled concrete roof. The bungalow is situated in a large plot of land which stretches around the front, back and side of the property, part of which shares a boundary with a TPO woodland area. The dwelling is on level ground and has an area of land to the front for 2 car parking spaces with the potential for additional space with the proposed garage.

1 Swans Walk does not have neighbours to the North and West of the dwelling as it is a corner plot. Both neighbours to the South and East are set adequately back from the curtilage of No 1 and should not be significantly impacted by the proposed garage.

2 Planning History

95/58804/003 Erection of shed for storage- Permitted
03/61363/000 Application to fell four pine trees- Permitted
07/71990/000 Erection of garage- Permitted

3 Proposal

Detached Garage

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16	(High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Havant Borough Residential Parking and Cycle Provision SPD 2010

Havant Borough Council Design Guide Dec 2011

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

Comments: No tree removal is required to facilitate this project. The supporting arboricultural evidence demonstrates that the proposed garage falls outside the RPA of the trees, and that adequate protective fencing will be in place throughout the development. Therefore I have no objections on arboricultural grounds.

Hampshire Biodiversity Information Centre
Within 50m of Chichester Harbour SSSI

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: 4

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Impact on nature conservation
- (v) Impact on trees

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. Although large, the development is acceptable in terms of the proposed position and amenity space available at No 1 Swans Walk.

- (ii) Impact upon the character of the area

The detached garage will be set away from the boundary and will be positioned in the corner plot of No 1 Swans Walk so it will be fairly hidden from the main streetscene. The boundary should provide adequate shading and screening and there should not be a negative impact on the character of the area of Outstanding Natural Beauty.

There is evidence of other garage spaces within Swan Walk and Salterns Lane of a similar size so therefore the proposal will be in keeping with the area.

(iii) Impact upon residential amenity

The boundary fence will provide adequate screening for the proposal and as there is substantial distance between the start of the garage and the closest neighbours this proposal can be recommended for approval.

(iv) Impact on nature conservation

The site is located adjacent to Chichester Harbour SSSI. This domestic scale proposal is considered unlikely to cause harm to the interests of the SSSI.

(v) Impact on trees

The proposal has been considered by the councils Arboricultural Officer and the siting of the building has been amended in order so that the impact on TPO'd trees is adequately mitigated

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00713

(A)

(B) for the following reasons/subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.

Reason: To comply with 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 revised 24th August 2015
Block Plan of Site: Plan No 1- Amended Sep 2015
Proposed Garage Plan: Plan No 2
Proposed Garage East Elevation: Plan No 3
Proposed Garage West Elevation: Plan No 4
Proposed Garage South and North Elevation: Plan No 5
Root Protection Area Calculation

Reason: - To ensure provision of a satisfactory development.

- 3 The garage hereby permitted shall be retained and kept available for the parking of cars and or boats 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.

- 4 Construction of the building(s) hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS12, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 5 The development hereby permitted shall be carried out in accordance with the submitted Root Protection Area Calculation and amended block plan.

Reason: To protect trees in the interests of the character and visual amenities of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.