
Site Address:	Langton House, 11A Langstone Road, Havant, PO9 1RA		
Proposal:	Construction of carport to front of property.		
Application No:	APP/16/00865	Expiry Date:	18/10/2016
Applicant:	Mr Darville		
Agent:	Mr A Dunks	Case Officer:	Karen Wooden
	Andrew R Dunks Ltd		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey detached dwelling situated within a generous plot, on the eastern side of Langstone Road.
- 1.2 Langstone Road is a predominantly residential road, and is the main road to Hayling Island. The road is wide and is characterised by mainly large detached dwellings, which are set well back from the road, with large front gardens.
- 1.3 There is a protected Horse Chestnut tree (TPO 0880) located in the front garden, close to the proposed siting of the car barn the subject of this application.

2 Planning History

05/69210/000 - Application to remove branch damage by telephone cable and crown raise to a maximum of 4m branches overhanging highway; deadwooding a Horse Chestnut (T1) of TPO 880 and removal of parasitic Ivy., PERM,15/03/2006
06/69210/001 - First floor side extension with rear balcony, front porch and new pitched roof over existing garage., PERM,15/05/2006
APP/10/00258 - Front porch and canopy. New 1.8m high boundary wall fronting Langstone Road., PERM,23/08/2010
10/69210/002 - Crown lift to 4m 1No. Horse Chestnut tree subject to TPO 0880., PERM,04/05/2010
APP/16/00540 - Prior notification for single storey development extending 5 metres beyond the rear wall of the original dwelling, incorporating an eaves height of 2.5 metres and a maximum height of 4 metres.
, GPDC,16/06/2016

3 Proposal

Construction of a double fronted car barn to the front of property with a maximum height of 4.5m.

4 Policy Considerations

National Planning Policy Framework

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

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - Following my initial site visit and the amendment to the Arboricultural Method Statement (received 16.09.16) I raise no objection to the proposal. See *Section 7.5 below*

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 streetscene and TPO tree
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene and TPO tree

7.3 The proposal would be visible from the public realm due to its location to the front of the property, although it will be set approximately 6.5m back from the highway, and benefits from natural screening to the north and west, reducing any impact on the streetscene.

7.4 The double fronted car barn will be constructed of timber cladding to the elevations and will have a barn hipped tiled roof in materials to match those of the main dwellinghouse.

- 7.5 An Arboricultural Method Statement (AMS) was submitted with the application and received on 23.08.16. It was deemed that it did not show the specific construction methods, and did not demonstrate how the roots of the Horse Chestnut tree were to be protected. An amended AMS was submitted on 16 September 2016 addressing these concerns and the Arboricultural Officer has confirmed that he raises no objection to the scheme providing it is constructed in accordance with the revised AMS.
- 7.6 It is therefore considered that the car barn will be in-keeping with the surrounding properties, complying with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

- 7.7 The proposal is to be sited towards the north-western corner of the plot. Therefore, with a distance of approximately 8.5m, it is not considered that this would have any affect on the occupiers of the property to the south. Although the car barn is proposed to be sited 1m from the boundary of the site with the property to the north, the boundary line offers natural screening which will lessen any impact in terms of overshadowing or outlook.
- 7.8 No objections have been received in relation to this application. There is evidence of similar structures within Langstone Road and therefore it is considered that the proposed car barn is unlikely to cause unacceptable harm to the amenity of the neighbours, meeting the requirements of Policy CS16 of the Havant Borough Core Strategy 2011.

8 Conclusion

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

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00865 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 used 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.

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

Site plan - received 23.08.16

Block plan - received 23.08.16

Roof plan - received 23.08.16

Proposed floor plan and elevations - received 23.08.16

Arboricultural Method Statement and Site plan - received 16.09.16

Reason: - To ensure provision of a satisfactory development.