
Site Address:	17C Eastoke Avenue, Hayling Island, PO11 9QW		
Proposal:	Erection of a two bay carport (retrospective).		
Application No:	APP/16/00970	Expiry Date:	11/11/2016
Applicant:	Mr P Street		
Agent:	Mr P McMahon	Case Officer:	Emma Chisnall
Ward:	Hayling East		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

17C Eastoke Avenue is located at the end of a private road off Eastoke Avenue in Hayling Island with three other dwellings. 17C is situated in a generously sized plot on level ground and is constructed of red brick walls with a red concrete tiled roof, similar to that of its neighbours. The amenity space to the front is moderate in size and is part hard surfaced for the provision of parking two cars and part lawn. The curtilage in the majority is not surrounded by a boundary and therefore No 17C has a prominent and open view when stood in the private road however from the main road No 17C is well screened due to its position to the east behind its neighbour No 19.

A single garage is located to the side of the main dwelling and is separated via a gate providing access to the rear amenity space. To the east and south of No 17C there is a shared boundary constructed of timber fencing approximately 1.8m high with a 0.5m trellis on top which continues along the shared boundary with No 21 and also the shared boundary with No 19.

2 Planning History

APP/12/00323 - Discharge of Condition No. 2 of Planning Permission APP/12/00323., PERM,21/05/2012

APP/14/00503 - Erection of a single storey conservatory to the rear of existing bungalow, and erection of single storey garage/boathouse to the side., PERM,17/07/2014

3 Proposal

Erection of a two bay carport (retrospective). This is a retrospective application for a two bay timber support, red tiled roof carport positioned to the side (east) of No 17C and in part to the front of the single garage.

4 Policy Considerations

National Planning Policy Framework 2012

Havant Borough Local Plan (Core Strategy) March 2011

CS15 (Flood and Coastal Erosion)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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) Impact upon the character of the area
- (iii) Impact upon residential amenity
- (iv) Flood Risk

(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.

(ii) Impact upon the character of the area

It is considered that the retrospective works that have taken place to the front and side of No 17C would not detract significant character from the area nor would it disrupt the visual amenity of the streetscene as the dwelling itself is not easily viewable from Eastoke Avenue due to its position at the end of the private road, to the east of the site and behind its neighbour to the front No 19. The carport itself is positioned in the far east corner of the curtilage of 17C and therefore is fully screened from the public realm even though it is forward of the front elevation of the dwelling.

The design and appearance of the proposal is deemed appropriate in context to the main building with the timber structure providing an attractive visual element to the front of the dwelling. Although it is noted that the development is large in size it is felt that because it is set off both shared boundaries and that it does not exceed the boundary height significantly that the works do not appear bulky or obtrusive. Therefore the development is considered to be acceptable as the works do not result in an adverse impact on the visual amenity of the locality and therefore meet with the requirements of Policy CS16 of the HBLP (Core strategy).

(iii) Impact upon residential amenity

The carport at 17C is considered to have a limited and acceptable impact on the residential amenity of the neighbouring dwellings at No 21 and No 19 Eastoke Avenue. No 21 Eastoke Avenue has multiple outbuildings and sheds along the shared boundary with No 17C meaning that visually the carport cannot be seen when stood in the rear amenity space and coupled with the distance the development is away from the shared boundary it is felt the development should not cause any significant harm.

The shared boundary with No 19 contains rear residential amenity space however the carport is still considered to be acceptable as it is set off the boundary and only marginally exceeds the height of the shared boundary therefore maintaining existing amenity levels.

Consequently, it is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have limited and acceptable impact on the properties immediately adjacent to the application site, 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

Whilst the site is located within flood zone 2, the proposal represents a free standing two bay carport which is considered acceptable in relation to flood risk under standing advice.

8 Conclusion

The retrospective two bay carport is considered to have a limited and acceptable impact on the character of the area and residential amenity. Therefore the proposed is considered to accord with the requirements of the adopted Local Plan (Core Strategy) policy CS16 and therefore it is recommended that retrospective planning permission be granted.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00970 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Ordnance Survey Plan: Reference O1393260
Site Plan: Drawing No PJ/CP4
Section, North and South Elevations Plan: Drawing No PJ/CP2
East and West Elevations Plan: Drawing No PJ/CP3
Reason: - To ensure provision of a satisfactory development.