
Site Address: 11A Sea View Road, Hayling Island, PO11 9PD
Proposal: Retention of detached double garage and attached car port.
Application No: APP/21/00468 Expiry Date: 17/06/2021
Applicant: Mr B Beel
Agent: Mr Steve Lawrence Case Officer: Tina Pickup
Achieve - Town Planning and
Urban Design Ltd
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a detached two storey dwelling located on the north side of Sea View Road set back about 20m from the highway. This north side of Sea View Road is characterised by detached dwellings, generally set in modest plots in an approximate linear line much closer to the highway; it is the application site and numbers 15A and 15 immediately to the east that are the exception and set further back within larger plots.

The site is bounded to the highway with close boarded fencing, about 1.2m high, with mature planting behind including a large oak tree, screening the dwelling. There are TPO's trees beyond the site, within the frontage of 15 and 17. The area is generally flat.

2 Planning History

None relevant

3 Proposal

Retention of detached double garage and attached car port.

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)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan

E22 (Amenity and pollution)
E1* (High quality design)
IN3 (Transport and parking in new development)
E18 (Trees, hedgerows and woodland)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None necessary

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The garage complex in this application has an plan area bigger than the adjacent bungalow to the west. It is an imposing monstrous development out of keeping with the general street scene and built unacceptably close to our boundary to the east. It has been constructed without building control involvement, therefore therefore with an inadequate simple slab foundation that won't cope with clay heave, no provision for rainwater run off (no soakaways) and most importantly as a wooden structure over 2.5 m high should be a minimum of 2 m from the boundary. If you do grant permission for this development please take note IT WILL HAVE TO BE MOVED at the moment it is 700 mm until it is 2 m from the	Footprint of garage and car port does not exceed footprint of number 11; See section 7 below Building Regs separate legislation and not relevant to planning considerations - see section 7 below

boundary it is NON COMPLIANT and totally unacceptable	
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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) Other matters - Building Regs & impact on tree

(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. It is understood that the garage structure was built in April 2018 with car port added in June 2019 and because it lies forward of the Principal elevation it required planning permission - hence this retrospective application.

(ii) Appropriateness of design and impact on the character of the area

7.3 The double garage and attached car port has a footprint of some 9.5m x 6m with height to eaves of 2.4m and to ridge of 3.6m and is constructed of stained timber. It is set back from the highway by about 7m with a 1m gap to the eastern boundary with number 15A. It is sited partially under the canopy of the frontage oak tree which, together with other mature vegetation, provides screening from the street scene. The only oblique views of the structure are from the driveway of both the application site and number 15A adjacent.

7.4 Whilst the layout of most dwellings in Sea View Road would not allow for frontage garages, this site has an unusually large frontage by virtue of the main dwelling being set back a long way within a large plot. There is also another example almost opposite at number 16. Given the context of the plot and its level of screening, the garage structure is considered unobtrusive in street scene terms and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the development does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The siting of the garage is approximately in line with number 11 to the west and has no impact in this direction. It is sited within 1m of the shared boundary with number 15A and there are a couple of evergreen trees planted in the gap providing some screening above the boundary fence. Number 15A's drive abuts the shared boundary. The building can be seen from within the frontage area of 15A but this property is also set well back such that at its closest point the garage is some 15m from the frontage of 15A. This separation is considered sufficient to have no adverse impact on the outlook or amenity of the occupiers of 15A.

7.6 Overall, whilst it is acknowledged that the garage and car port can be seen as a neighbouring structure from within 15A, its siting relative to 15A is such that it is not considered harmful. The garage and car port is not considered to be overbearing or

affect outlook and has 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).

(iv) Other matters - Building Regs & impact on tree

7.7 The third party comment raises Building Control matters such as foundations and rainwater run-off, which are separate to planning and not material to the planning decision. The Council's Building Control Team have been advised and they indicate that they have no record of the garage and advise that a Regularisation application should application be made. The planning agent has been advised of this position.

7.8 The frontage oak tree is not TPO'd and the supporting Design & Access Statement confirms advice was taken from an arborist at the time of construction with foundations taking the form of a concrete raft to minimise affect on tree roots. Photographic evidence is included which demonstrates the shallow nature of ground disturbance. Overall the tree is considered to have been adequately protected and continues to provide valuable screening.

8 Conclusion

8.1 The scale, siting and design of the development has limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for retrospective approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00468

(A) subject to the following conditions

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

Planning, Design and Access Statement by ACHIEVE Town Planning and Urban Design Ltd
Location Plan; Block Plan; Elevations & Plans - Drawing Number 01.01 Rev P1

Reason: - To ensure provision of a satisfactory development.