
Site Address:	86A Elm Close Estate, Hayling Island, PO11 9AU		
Proposal:	Replace existing single garage with new double garage to rear of property.		
Application No:	APP/16/00634	Expiry Date:	15/08/2016
Applicant:	Mr D Garton		
Agent:		Case Officer:	Harriet Pitney
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a semi detached, single storey bungalow, with a concrete tiled pitched roof and elevations of brick construction which is partially tile hung to the principal elevation. The property is located within the central island of Elm Close Estate with residential development surrounding the site.

The site is relatively level with open vehicular access to the existing single storey garage located at the rear of the application site (fronting the southern side of Elm Close Estate). There are currently double wooden gates to the rear immediately adjacent to the existing garage (albeit set further forwards) providing access into the rear garden. To the east and west of the existing single storey garage are other single storey garages in connection with the surrounding neighbouring properties.

The area is residential in nature with a medium-high density of dwellings adjacent to the site and to all boundaries of a similar age and design.

2 Planning History

None relevant

3 Proposal

This application is for the replacement of the existing single storey garage with a new double garage to the rear of the property measuring 2.8 metres in height and 6 metres in width.

4 Policy Considerations

National Planning Policy Framework

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

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment to this application

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections received.

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
- (iii) Impact upon residential amenity

(i) Principle of development

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

(ii) Impact upon the streetscene

Whilst the proposal would be relatively prominent within the streetscene of Elm Close Estate, it is not considered that the development would have any significant impact visually on the character and appearance of the area. The property currently benefits from a single storey garage in this location albeit currently set back and double wooden gates providing access into the rear garden which are currently considered to be in a poor state of repair. It is therefore considered that the proposed replacement garage would contribute positively to the visual amenity of the area, particularly taking into account the varied streetscene of Elm Close Estate.

The development is considered to be of an appropriate size and design which respects the existing built form of the original dwelling. It is therefore considered that

the development as proposed would accord with the principles and objectives of Policy CS16 of the Havant Borough Council Core Strategy, 2011.

(iii) Impact upon residential amenity

When assessing the impact upon residential amenity, it is important to note that a single storey garage already exists in the location of the proposed replacement garage. Whilst it is noted the footprint of the proposed garage is increasing, it is not considered that this would result in a detrimental impact on the amenity of the surrounding or adjacent neighbours. To the east of the property, there are a further two single storey garages, therefore the proposed replacement garage would not result in any negligible impact through loss of light, privacy, outlook or overlooking on any of the neighbours to the east. To the west of the property, a further single storey garage exists in connection with 86 Elm Close Estate. Whilst it is noted that the footprint of the existing garage is being extended forwards to meet the building line of the existing double wooden gates, it is considered that there is sufficient distance between the replacement garage and 86 Elm Close Estate to not result in any negligible impact on neighbour amenity.

On this basis, the proposal is considered to be acceptable and in accordance with Policy CS16 1. e) of Havant Borough Councils Core Strategy, 2011.

No objections were received in relation to this application.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of Havant Borough Councils Core Strategy, 2011. The scheme is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00634 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 Compulsary Purchase Act 2004.
- 2 The garage hereby permitted shall be retained and kept available for the parking of cars 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.

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

Red line plan- received 20th June 2016

Block plan- received 20th June 2016

Proposed plans- received 20th June 2016

Existing plans- received 20th June 2016

Reason: - To ensure provision of a satisfactory development.