
Site Address:	2 Staunton Avenue, Hayling Island		
Proposal:	Erect detached garage.		
Application No:	APP/16/00795	Expiry Date:	26/09/2016
Applicant:	Mr & Mrs Reed		
Agent:	Mr Critchley	Case Officer:	Karen Wooden
	Martin Critchley, Architect		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large detached property located in the corner of Staunton Avenue and Sinah Lane located in the south west of Hayling Island.
- 1.2 The proposed location of the detached garage is currently a lawned area to the side of the property.

2 Planning History

- 2.1 There is no relevant planning history for this site.

3 Proposal

Erect detached garage.

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

Hampshire Highways - Due to the size of the proposal Hampshire Highways have no comments and the consultation response should be from the Local Authority Highways Engineer

Highways Engineer - No adverse comment
Traffic Management, HBC - No adverse comment

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: 3

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
- (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

7.3 The proposal would be visible from the public realm due to its location to the side of the property, however it will be situated approximately 15 metres from the highway. Due to the diverse nature of the existing streetscene it is considered that the proposal would not result in an adverse impact on the visual amenity of the locality. The design and appearance of the proposal is deemed appropriate in context to the main building meeting the requirements of policy CS16 of the HBLP (Core Strategy) and is considered to be acceptable.

(iii) Impact upon residential amenity

7.4 No representation letters have been received in relation to this application. Due to the location of the proposed garage, there will be no impact to the properties to the north, east or west. The garage is proposed to be located close to the boundary with No. 4 Staunton Avenue but the existing natural screening will remain, which will reduce any impact. There are no windows in the proposed garage, and the access door is located to the north elevation, facing onto the garden of the application site.

7.5 It is therefore considered that the proposal is unlikely to appear overbearing and would have negligible impact on the properties immediately adjacent or opposite the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy), however due to the size of the garage it is considered necessary to add a

condition with regard to the use remaining ancillary to the main dwellinghouse, to ensure it is not used as a separate unit of accommodation.

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/16/00795 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:

Location and block plan - 1657-101
Proposed site plan - 1657 - 104
Proposed garage - 1657 - 502

Reason: - To ensure provision of a satisfactory development.
- 4 The garage hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of the existing dwelling and shall not be used as a separate unit of accommodation.
Reason: The garage is not in a satisfactory position to be occupied separately from the main dwelling and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.