
Site Address:	The Old House, Church Lane, Hayling Island, PO11 0SB		
Proposal:	Erection of a timber framed garage and storage building.		
Application No:	APP/16/00662	Expiry Date:	22/08/2016
Applicant:	Mr & Mrs Stenning		
Agent:	Mr R Lilley	Case Officer:	Rachael McMurray
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The Old House is a Grade II listed cottage located in Church Lane, Hayling Island, PO11 0SB. The property is situated in the St Peters Conservation Area. The site is well screened by mature hedging on all sides. There are other several outbuilding within the site to the north of the main dwelling, all of which are in character with the historical nature of the main dwelling.

2 Planning History

02/67434/001 - Listed Building application for the repair and conversion of existing barn to a dwelling together with single storey extension to north elevation., PERM,14/01/2003
02/67434/000 - Change of use of existing barn to a dwelling, together with single storey extension to north elevation., PERM,14/01/2003
01/51347/002 - Variation of conditions 4 and 5 of Planning Application 32441/2 and condition 4 of Planning Application 99/51347/001 to allow for the use of room above as living accommodation, including use for bed and breakfast., PERM,23/08/2001
99/51347/001 - Provision of four dormer windows to south elevation of garage, PERM,19/11/1999
04/51347/003 - Oak - prune. Fir - prune due to hazard., UNK,
05/51347/004 - Single storey extension at rear, to kitchen., PERM,26/01/2006
05/51347/005 - Application for Listed Building Consent to erect a single storey rear extension., PERM,26/01/2006
07/51347/006 - Listed Building Application for alterations to fireplace, repair floors, new vents, external timbers and brickwork. Replace cast iron rain water goods., PERM,02/03/2007
07/51347/007 - Listed Building Consent for remedial work to east elevation. , PERM,04/12/2007
08/51347/008 - Discharge of Condition No. 2 of Planning Permission 05/51347/005., PERM,16/12/2008
APP/12/00091 - Crown reduce 1No. Oak tree by 4m in height and 3m from sides. Remove dead, crossing and epicormic branches. Crown reduce 1No. Red Cedar tree by 3m in height. Both trees within St Peters Conservation Area., RNO,14/03/2012
GEN/16/00419 - Proposed shed in rear garden., ,04/05/2016
APP/16/00663 - Listed Building Consent for the erection of a timber framed garage and storage building., DEL,

3 Proposal

Erection of a timber framed garage and storage building.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Grade 2

Conservation Area: St Peters

5 Statutory and Non Statutory Consultations

Conservation Officer:

The Old House is a Grade II Listed Building located in the St Peters Conservation Area. The property is detached and dates from circa 17th century.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

The design of the proposed timber barn garage is acceptable, utilising materials suited to the style and character of the listed building to avoid it being overly suburban. The roof profile has been designed in a traditional form which is capable of accommodating good quality tiles. From the material sample schedule provided it appears that good quality materials are to be used with black feather edged boarding and reclaimed clay peg tiles indicated. These materials are particularly characterful of the area and therefore deemed acceptable. No guttering details have currently been received. If the applicant wishes to avoid a condition I would suggest these details are provided upfront. As a minimum I would be looking for aluminium gutting in the style of cast iron.

Due to the position of the garage and its scale there will also be no impact on the Conservation Area. In terms of the Act I believe the scheme will preserve the character of the conservation area.

Therefore I have no objections to the proposal.

FAO Mr P Marshall, Development Engineer:

No objections

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: 01/07/2016

Number of representations received: 1 x letter of support.

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 on the neighbouring properties
- (iii) Appropriateness of the design

(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 on the neighbouring properties

The outbuilding would be located to the rear of the main dwelling and would be partially obscured from view by a leylandi hedgerow. It would have a ridge height of 5.5m. It would be located almost 40m from the rear elevation of 'Crofters' which is the closest neighbouring property. Overall it is considered that it would not have any adverse impact on the neighbouring properties.

(iii) Appropriateness of the design

The outbuilding would feature a pitched roof and would be in keeping with the character of the main dwelling and other outbuildings on the site. Matching materials and finishes are proposed.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00662 subject to the following conditions:

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The external materials used shall be those stated on the application form, photographic material sample sheet and the design, access and heritage statement.
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:
Design and Access and Heritage Statement
Photographic Material Samples
Site and location plan - DN: 381 PL01
Proposed elevations and section - DN: 381 PL03
Proposed floor plans - DN: 381 PL02
Reason: - To ensure provision of a satisfactory development.
- 4 The outbuilding hereby permitted shall not be converted to living accommodation at any time.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.