
Site Address:	Littlemead, 110 West Lane, Hayling Island		
Proposal:	Construction of single storey garage and machinery store.		
Application No:	APP/15/01312	Expiry Date:	20/01/2016
Applicant:	Mr Danby	Team:	Team 2
Agent:	PWP Architects Ltd	Case Officer:	Harriet Pitney
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is located in the rural area of central Hayling Island and is one of a small cluster of dwellings to the East of West Lane. Number 110 is located in the Eastern half of what was historically a large detached dwelling which is now subdivided and occupied as two separate properties.

The property is classically designed with rendered elevations and a plain tiled roof. The application site is accessed via an extended tree lined private driveway which separates to access the properties on site and the open farmland. This provides a visual separation between the formal garden and rural areas.

The property is set within expansive grounds with the Eastern boundary comprising open wire fencing and abuts open farmland.

2 Planning History

APP/11/00329

Demolition of existing single storey extension. Construction of new single storey extension (south west elevation). Erection of detached timber car port
Permitted 23/5/11

APP/15/00065

Erection of detached two storey garage and games room
Refused 31/03/2015

NB:- This application was refused as it was considered that the proposed building by reason of its size, scale and detailed design had the visual characteristics of a residential dwelling. It was considered that the building would represent an isolated and incongruous building which is unrelated to the host dwelling and harmful to the visual landscape and rural character of the site and the area.

3 Proposal

It is proposed to construct a single storey garage and machinery store as a detached structure located towards the south eastern corner of the site at the end of the access drive adjacent to the field access. The building would measure 5.7 metres in height and 7.7 metres in length with an eaves height of 2.4 metres. The proposal is designed so that it reflects an agricultural barn approach.

The materials proposed indicate clay roof tiles and elevations of brick plinth and cedar feather edge cladding. The existing access drive is to be extended for the provision of

a hardsurfaced area in front of the south elevation. The positioning of the building and route of the drive would enable the main adjacent trees to remain.

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

Arboriculturalist

The supporting arboricultural evidence for this project is comprehensive, please note my comments below:

Minimal tree removal is required to facilitate development; The trees proposed for removal are all of low value and grading and could have been removed for sound arboricultural reasons regardless of any redevelopment proposals.

From a review of the landscape proposals it can be seen that reasonable levels of shrub and hedge planting will be added to enhance this site (I also note and agree with Michelle Good's comments). In addition to this I would like to see some new tree planting to mitigate for the loss of T1 and T9 – suggested species are Oak and Ash at 2m in height and planted following the development process during the following planting season.

Provided that the methodology prescribed in the AMS & TPP report is strictly adhered to and the pre commencement exercise is undertaken I would expect the retained trees to survive the development unscathed and to continue to grow on in the future. This should form part of the conditions if permission is granted.

I have no objections to this scheme.

Building Control, (Fire Access Consultation)

No objections

Landscape Team

No landscape objection to the principle of development, but I raise the following comments:

Existing trees

I note the application includes an Arboricultural Report and anticipate that Jamie Gargett will review this and comment accordingly.

It is important that any impact on existing trees is minimised for protection of the local

landscape character.

Soft landscape

There is some indication of proposed soft landscape within the submitted documents: Proposed indigenous buffer planting along the eastern boundary is deemed appropriate.

The proposed planting requires some further clarification to confirm the appropriate species, size specification and planting density (which could be resolved by appropriate

condition for a planting plan). Hawthorn (*Crataegus monogyna*) and Field Maple (*Acer campestre*) are appropriate, but I recommend the ornamental varieties of 'Thorn' (*Pyracantha*) and Cornus indicated within the Materials Schedule are substituted for some native Blackthorn (*Prunus spinosa*) and Dogwood (*Cornus sanguinea*).

Medium size shrubs indicated to the west side of the garage are similarly deemed reasonable. Again, the proposed planting requires clarification to confirm the appropriate species or cultivar, size specification and planting density. For example, *Viburnum* is a genus group that includes about 150–175 species of shrubs – hence some more specific detail is required.

Drainage

I note the garage includes rainwater downpipes – where will these drain to?

Further correspondence received from the agent has confirmed that a soakaway is to be installed approximately 5 metres from the proposed garage (1.6m x 1.6m x 1m deep).

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: 6

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
- (iv) Appropriateness of design
- (v) Impact on trees

(i) Principle of development

The application site is situated within an urban area, therefore further development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

There will be no significant impact on the street scene as the property is set within substantial private grounds which are screened from the road by mature woodland areas. The application site comprises a long meandering driveway and no part of the property or the area directly surrounding the proposed garage are visible from the highway.

(iii) Impact upon residential amenity

The site is large enough that the proposed siting would be sufficiently away from 110b or Littlemead Cottage (112) so as not to result in any loss of amenity from comings and goings or outlook.

(iv) Appropriateness of design

The proposed development is for a detached single storey garage and machinery store which, as a householder development, has been submitted as an ancillary domestic structure for the benefit of the occupiers of 110a. The materials proposed are accepted as being appropriate to its rural location and the size/design of the proposed building are considered to be in keeping. 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.

The separation of the proposed structure does give the appearance of being divorced from the main dwelling, however, following pre application advice provided by a senior officer following the refusal of the previous application, a pedestrian access path has now been incorporated into the proposal linking the proposed garage with the east access. The separation of the garage from the main dwelling does not warrant a refusal of planning permission.

(v) Impact on trees

The LPA's Arboricultural Officer has commented that minimal tree removal is required in order to facilitate development. The trees proposed for removal are considered to be of low value and grading and could have been removed for sound arboricultural reasons regardless of any redevelopment proposals, therefore there is no arboricultural objection to this site subject to compliance with the AMS & TPP- the relevant condition will be imposed in this regard. Reasonable levels of shrub and hedge planting will also be added as part of the proposal to enhance this site, therefore there is no landscape objection to development in principle. The LPA's landscape officer has recommended however that the planting proposed may need further clarification prior to implementation.

8 Conclusion

The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01312 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 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 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.

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

Site location plan- received 24th November 2015 (dwg: 1110 rev A)
Proposed site block plan- received 24th November 2015 (dwg: 1111 rev A)
Proposed sections- received 24th November 2015 (dwg: 1410 rev /)
Amended elevations- received 12th January 2016 (dwg: 1310 rev B)
Roof plan- received 12th January 2016 (dwg: 1211 rev A)
Proposed ground floor plan- no date (dwg: 1210 rev B)
Materials schedule- no date (dwg: 1710 rev /)
Design and access statement- no date (Job No: 5147 Rev.A)
Arboricultural impact assessment- report reference: 14593-AIA 2
Drainage details- received 18th January 2016- dwg: 5K Rev B)

Reason: - To ensure provision of a satisfactory development.

- 4 No development hereby permitted shall commence until a more detailed soft landscaping scheme, including details of 2 replacement trees of at least 2m in height, has been submitted to and approved in writing by the Local Planning Authority.

Such scheme shall specify the species to be planted, the size specification and planting density, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

