
Site Address:	Thorney View, Marine Walk, Hayling Island, PO11 9PQ		
Proposal:	Porch extension and new cladding to front elevation of house and new single garage/workshop; increase in height and realignment of boundary wall.		
Application No:	APP/14/01283	Expiry Date:	02/03/2015
Applicant:	Mr & Mrs Browne	Team:	Team 1
Agent:	Mr R Lilley	Case Officer:	Heather Lealan
	Lilley Architecture		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site consists of a detached 4-bed two-storey property which has previously been extended to the side and rear. The site is situated on the southern side of the road, with open country side to the front and residential detached dwellings to both sides and rear curtilages. The dwelling is constructed from red brick, concrete tile roof and white UPVC fenestration and a cream render to the front elevation. The property has an integral single garage and parking for a further cars to the front of the dwelling house.
- 1.2 To the west of the site is the adjacent neighbour, detached property Harbour View and detached dwelling Bay View lies to the east.

2 Planning History

00/50629/004

Single storey rear extension to dining room and entrance porch to front and conservatory to rear - Permitted

05/50629/005

Single storey front extension - Permitted

APP/11/01395

The application proposed the construction of a one and two storey rear extension and associated alterations (following demolition of existing conservatory). The first floor development included the moving forward of the existing gable to the rear so as to create a continuous rear elevation and the ground floor element spanned fully across the rear elevation - Permitted

3 Proposal

- 3.1 Porch extension and new cladding to front elevation of house and new single garage/workshop; increase in height and realignment of boundary wall.
- 3.2 The garage was initially submitted as a double garage. However, due to officer concerns regarding the proposed bulk being significantly detrimental to the visual amenities of the streetscene, the application has been revised and the amended plans submitted that propose a single garage. The proposed single garage is 4m in width, 7.05m in length and 2.6m in height.

- 3.3 The integral garage is proposed to be converted to living accommodation as part of the internal alterations. This change is within the dwellings permitted development rights and is not included within the application description. No conditions have been placed on previous consents that would prevent the PD rights from being utilised in this manner.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Chichester Harbour Conservancy - No comments

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: None

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 acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

It is not considered that the cladding to the dwelling house and porch extension would be detrimental to the visual amenities of the streetscene, so long as the planning consent is conditioned such to require details and samples of the materials to be submitted and approved by the LPA. Such a condition is considered to be necessary as the dwelling is visually prominent to the open fields to the north and from the general streetscene to the east and therefore it is important that the materials used accord with the local vernacular to ensure that the proposal accords with criterion 1c of policy CS16.

The proposed garage/workshop structure as originally submitted as a 6.5m wide and 3.15m high structure was considered to be significantly detrimental to the visual amenities of the area by reason of its bulk and therefore it was considered that the double garage would not have accorded with criterion 1c of policy CS16. However, at the agent's request, a number of amendments to the plans were submitted and considered - the final set being submitted close to the application eight week date. The final set of amended plans, submitted on 26/02/2015, propose a garage that is reduced in height by 0.5m (approx) and 2.5m in width. These reductions significantly decrease the buildings bulk and, due to the siting adjacent to, but with sufficient distance from, the boundary hedge and proposed construction using vertical timber batons, it is considered that the structure will not be overly dominant and significant harm will therefore not be created to the visual amenities of the area. Therefore it is now considered that, on balance, the smaller garage structure will accord with criterion 1c of policy CS16; so long as the facing materials are conditioned to be submitted to the LPA for approval.

The amended plans also propose to partially "screen" the garage from wider views through the planting of a hedge adjacent to the northern elevation and which continues halfway along the eastern elevation of the proposed garage. However, it is not considered that such screening would make an otherwise unacceptable structure acceptable as the effectiveness of such planting is very difficult to guarantee. Therefore the structure must be acceptable on its own merits and any planting screen will only serve to lessen any impact further not provide essential mitigation. To this regard, whilst the planting may add benefit to soften the appearance of the garage, it should not be conditioned as it is not an essential requirement to make the proposal acceptable. The changes to the boundary wall and gates are considered to be acceptable and marginal in scale.

(iii) Impact upon residential amenity

It is considered that the changes to the house will not be detrimental as the dwelling is set sufficient distance from all of the adjacent residential properties so that an unacceptable detrimental impact will not be created by the modest extension or cladding to existing elevation.

The garage is also set sufficient distance from neighbouring dwellings and its reduced massing should not create an overbearing or obtrusive impact on the amenities of the occupiers of the adjacent residential dwelling houses.

8 **Conclusion**

It is considered that the proposed changes to the dwelling and the reduction in scale of the proposed garage would accord with criterion 1c of adopted core strategy policy CS16 and should be granted planning consent subject to the conditions as listed below.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01283 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and Site Plan Dwg.No 325 PL02 Rev C received 26/02/2015
Existing and Proposed House Elevations Dwg.No 325 PL04 Rev A received 9 December 2015
Existing and Proposed House Plans Dwg.No 325 PL03 Rev A received 9 December 2015
Garage Plans, Elevations, Section Dwg.No PLO5 Rev C received 26/02/2015

Reason: - To ensure provision of a satisfactory development.
- 3 Construction of the garage and cladding to the front elevation of the dwelling house hereby permitted shall not commence until samples and details of all external facing materials have been submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.