
Site Address:	17 Mengham Avenue, Hayling Island, PO11 9JB		
Proposal:	Construction of detached garage to rear garden.		
Application No:	APP/15/00302	Expiry Date:	22/05/2015
Applicant:	Mr Belton-Lang	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a two storey semi-detached dwelling with white painted rendered walls and hipped plain tiled roof. The dwelling has vehicular access from Mengham Avenue, running along the north side of the dwelling to the rear garden.

Within the rear garden are three detached timber structures as well as areas of hardstanding, some of which had been broken up.

The rear garden has a depth of 35m and is enclosed by a mixture of close boarded fencing and hedging, 2-2.5m in height.

The surrounding area is residential in nature and comprises a mix of two storey and single storey dwellings as well as detached, semi-detached and terraced properties.

2 Planning History

None

3 Proposal

Planning permission is sought for the erection of a detached garage within the rear garden. The garage would be constructed along the rear northern boundary of the site.

The garage measures: 3.8m in width, 9m in depth, 2.4m to eaves height and 3.6m to ridge height (pitched roof).

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)
DM10 (Pollution)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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

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 of Hayling Island where development is considered acceptable subject to the usual development control criteria.

It is noted that the plans show a single storey rear extension measuring 2.1m in depth, 3.4m in width, 2.5m to eaves height and 3.5m to ridge height. The application form does not specify that planning permission is sought for this structure.

The dimensions of the rear extension are however well within current permitted development tolerances for a rear extension, allowed by Schedule 2, Part 1, Class A of the 2015 GPDO.

Given the fact that a rear extension of the scale shown on the plans submitted would be permitted development the rear extension has not been assessed as part of this planning application by the local planning authority.

(ii) Impact upon the streetscene

The proposed detached garage would be glimpsed from the streetscene from the existing vehicular access. However, it is considered that the set back of 21m from the frontage and overall scale and design of the front elevation ensures that the development appears subservient to the host dwelling as well as appropriate in form

for its intended purpose.

It was observed on the officer site visit that both adjoining neighbours (15 and 19 Mengham Avenue) had detached garages within the rear gardens with access to the side of the dwellings. The only noticeable difference was that both of the neighbouring garages had flat roofs. The development would therefore be consistent with the pattern and form of development within the immediate area, with the inclusion of a pitched roof on the proposal offering no discernible visual harm.

It is therefore considered that the proposed garage would accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

(iii) Impact upon residential amenity

Having regard to the existing boundary screening, scale of the garage and separation distances between the proposal and neighbouring dwellings (6.5m to 15 Mengham Avenue, the closest neighbour), it is not considered that the detached garage would result in unacceptable harm by way of overshadowing, overbearing effect or loss of light. The development would therefore accord with the relevant criteria of policy CS16 of the Havant Borough Core Strategy.

8 Conclusion

Having regard to the above information the detached garage would not harm the character and appearance of the area or neighbour amenity, as such it is recommended that planning permission be granted.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00302

(A)

(B) 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 external materials to be used in the construction of the detached garage shall match in type, colour and texture those of the existing dwellinghouse.
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 2012.
- 3 The detached garage hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used

for any business, commercial or industrial purposes whatsoever.

Reason: In the interests of the amenity of the area and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Location Plan 1:1250 date stamped 27 March 2015

Block Plan 1:500 date stamped 27 March 2015

Drawing No: 17 Mengham Avenue Garage Proposed Floor Plan Rev.1

Drawing No: 17 Mengham Avenue Garage Rev.2 (Proposed Elevations)

Reason: - To ensure provision of a satisfactory development.