
Site Address:	34 St Catherines Road, Hayling Island, PO11 0HF		
Proposal:	Construction of detached garage with storage above.		
Application No:	APP/14/01027	Expiry Date:	01/12/2014
Applicant:	Mr Walton	Team:	Team 2
Agent:	Mr How	Case Officer:	Daphney Haywood
	Oakcraft		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

No 34 St Catherines comprises a detached two storey dwelling sited on a relatively large plot on the north side of the road. The site is irregular in shape and contains a number of TPOed trees which are located near the northern boundary.

2 Planning History

09/6442/000 Construction of 1No. 3 bed bungalow with access and car parking.
Refused 29 May 2009 dismissed on appeal

3 Proposal

Construction of detached garage with storage above to be located near the rear boundary with 57 Park Road. The plans have been amended to reduce the garage from a 3 bay to a 2 bay building which would provide garaging for two cars with store/hobby room above. The building would be finished in wood cladding with a tiled roof and would measure 6.3m by 6.25m and 5.4m to ridge. The garage would be accessed by extending the existing access around the front of the house and through the garden to the rear.

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)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

This project is not ideally situated due to the position of the proposed garage and the relationship with the trees on site. However it would be difficult to recommend refusal of the application based on my preference for a position outside the RPA of the trees.

If this garage is given permission then a robust condition should be attached ensuring that the construction is undertaken in line with the AIA & TPP prepared by Martin Dobson (MDA reference B70 18/11/14) in addition to this Arboricultural supervision of the installation is considered essential to avoid any damage to the trees.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary: Our main concern, and therefore our objection to the proposed plan, is the size. In particular, the height of the building so close to our border. It is our opinion that a building of this size would be oppressive and would create an overbearing feel at the end of our garden. A building of this size and it's close proximity will create a large shadow at the bottom of our garden where we currently enjoy the sun due to it's south facing aspect. This will have a direct impact on light in the garden, the trees and the hedgerow there too.

We have received your letter regarding the updated plans. Please could it be noted that we still feel our original concerns below are relevant to the new application. Whilst we appreciate the footprint of the outbuilding has reduced, it is the height of the building and it's location at the foot of our garden that still concerns us greatly.

Comment:

see section 7

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) Impact on TPOed trees

- (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

The development would not be readily visible from the road and is not considered to adversely impact the street scene.

(iii) Impact upon residential amenity

The main impact relates to 57 Park Road, a semi-detached dwelling occupying a relatively long plot backing onto the application site. The proposed garage would be sited 1.2m from the boundary with this property, the rear garden being some 22m - 25m long. The plans have been amended to reduce the bulk of development including its footprint and height. The building would have an eaves height of 2.3m, and the roof would slope away from the boundary. Whilst this boundary is relatively open and the building would be readily visible, given the relatively low eaves height and that the roof would slope away from the boundary, combined with the length of the neighbour's garden, the impact on outlook and light to the rear garden to 57 Park Road it is not considered that a sustainable case for refusal could be made. Taking these matters into account this relationship is considered to be acceptable but rights to enlarge the building or insert windows above eaves level should be controlled by condition, to avoid increased impacts or overlooking from the upper floor to this neighbour and others; it is noted that the other neighbouring garden is some 9m away, with the building to building distance here being some 21m.

A planning condition to limit the use to purposes incidental to the dwelling, is considered reasonable, and to prevent use for other purposes, including a separate residential unit, given the proximity to the neighbouring boundary, and that the location is not considered to be suitable for any such other use.

(iv) Impact on TPOed trees

The Arboriculturalist considers that there are other more-suitable locations within the site, away from the TPOed trees, however, the applicant does not want to change the siting, and the Arboriculturalist does not consider that a refusal based on impact to TPOed trees can be substantiated. However, owing to the proximity to trees a condition should be attached ensuring that the construction is undertaken in line with the AIA & TPP prepared by Martin Dobson (MDA reference B70 18/11/14), and in addition to this Arboricultural supervision of the installation is required to avoid any damage to the trees.

8 Conclusion

The application is considered acceptable and approval is recommended.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01027, 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, Site, Floorplans and Elevation, Drawing No PL001- Rev C
AIA & TPP prepared by Martin Dobson (MDA reference B70 18/11/14)

Reason: - To ensure provision of a satisfactory development.

- 3 Construction of the building hereby permitted shall not commence until a specification of the types and colours of all external roofing and external facing materials to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

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.

- 4 The building 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 nor shall it be used as a separate unit of residential accommodation.

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..

- 5 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order the building shall not be enlarged nor shall additional windows, doors or other openings be constructed in the roof or any part of the building above eaves level or in either side elevation of the building above ground floor level without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 All construction works shall be undertaken in line with the Arboricultural Impact Assessment & Tree Protection Plan prepared by Martin Dobson (MDA reference B70 18/11/14)and the works including construction of the access drive shall be supervised by a qualified Arboriculturalist.

Reason: To ensure that the trees are adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.