
Site Address:	66 Southwood Road, Hayling Island, PO11 9QE		
Proposal:	New double garage and storeroom to front.		
Application No:	APP/14/01208	Expiry Date:	16/01/2015
Applicant:	Mr Masters	Team:	Team 1
Agent:	Mr P Walker	Case Officer:	Sally Smith
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is the front garden of a two storey dwelling. The garage for removal is a timber one. There is a white rendered two storey house on the plot to the east which is forward of the dwelling on the application site. There is a high hedge on the eastern boundary and a fence and hedge on the frontage to Southwood Road. There are two panels of 1.8m fencing on the boundary with the semi-detached property to the west, adjacent to the dwellings, and leylandii trees of similar height that buffer the view from the neighbour's windows across the application site. For the remainder of the boundary between the houses is a 1.3m fence. To the west again the flats at Shearwater Court have garages on the front boundary of the site.

2 Planning History

None of relevance

3 Proposal

The proposal is for a detached brick and tiled garage and storeroom to the front of the dwelling, with dimensions of 6m x 8.8m. The frontage is on the east side with a blank flank facing the road. It will project marginally in front of the dwelling at 68. The existing timber garage is to be removed.

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

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: one

Summary:

a) The property has already been extended to the side which is unsightly and out of character. The garage will make it even more unsightly. the view of the neighbour on the opposite side of the road will no longer be attractive.

Comment: These issues are addressed in the considerations. The extension referred to was erected as permitted development.

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

The garage is set back into the garden by 10m and there is fencing and hedging on the frontage. Furthermore the property at 68 is set well forward and there are garages on the frontage of the flats at Shearwater Court. It is therefore considered that the garage will be acceptable in the streetscene. The main house has been built with a dark multi brick so it is considered important to have a condition requiring materials as this is to be seen against that backdrop of the existing house,

(iii) Impact upon residential amenity

The property most affected is the adjoining one at 64. As described above it is however buffered from the view by the boundary fence and planting within its own curtilage. The relationship is considered acceptable. It is not considered that the

amenities of the residents opposite the property, who have made representation, are impacted on in a manner that is unacceptable. Whilst their view may be altered it is not considered unacceptable.

8 **Conclusion**

The garage is considered acceptable.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01208 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:50 Section Drawings Nov 14
1:500 Site Plan
1:100 Proposed Elevations
1:50 Proposed Layout
1:1250 Location Plan
Flood statement

Reason: - To ensure provision of a satisfactory development.