
Site Address:	131 Havant Road, Hayling Island, PO11 0LE		
Proposal:	Erection of double garage (Revised Application).		
Application No:	APP/15/00176	Expiry Date:	13/04/2015
Applicant:	Mr Bird	Team:	Team 2
Agent:	Mr Thorns	Case Officer:	Daphney Haywood
	Thorns-Young Ltd		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the southern side of Havant Road in Hayling Island and consists of a Grade II listed detached two-storey property backing onto open fields at the rear. To the east and set back from the road is a separate unit of accommodation formed from what was previously the detached garage to the property. To the front of the converted garage is a large gravelled area providing parking and turning. A TPOed yew tree is located to the rear of the site.

2 Planning History

APP/14/00879

Double garage Withdrawn 12/2014

APP/10/00694

Demolition of existing brick wall and erection of new 1.8m brick wall. Permit

09/52448/012

LBC for the erection of a block of 4No. garages, new drive and hardstanding, new vehicular access onto Havant Road, demolition of existing wall and erection of 1.8m brick wall. Refused on 12/5/09.

09/52448/011

Erection of a block of 4No. garages, new drive and hardstanding, new vehicular access onto Havant Road, demolition of existing wall and erection of 1.8m brick wall. Refused on 12/5/09.

08/52448/006

Change of use of the existing outbuilding from mixed residential / business use to a residential dwelling only, with a two-storey extension to the rear and internal alterations. Permitted on 23/6/08.

05/52448/005

Change of use of site from residential to mixed residential / business. Permitted (temporary consent) 31/10/05.

04/52448/004

Change of use from residential to mixed residential / business use for a trial period of one year. Refused on 2/6/05.

01/52448/003

Erection of a replacement detached, pitched roof garage block incorporating first floor space. Permitted on 10/2/01.

3 Proposal

Construction of an open fronted detached double garage finished externally in timber boarding with tiles roof.

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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: II

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways: No adverse comment on this application.

Arboriculturalist: While I am not entirely happy with the relationship between the proposed garage and the Yew tree. the applicant (after discussion/negotiation) has gone some way in reducing the impact in this application and as such I raise no objection to this development. This further separation distance of 1 metre is now sufficient. The submitted Arb report should be conditioned and all works carried out in line with the recommendations.

County Archaeologist Thank you for your recent consultation. In view of the small scale of the development I would not raise any archaeological issues in this instance.

Conservation Officer: No objection subject to fencing to prevent further expansion of the drive into the garden.

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: 4

Number of site notices: 1

Statutory advertisement: 27/02/2015

Number of representations received: 0

7 Planning Considerations

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 on the Listed Building and the TPOed tree
- (iv) 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 would be set back to the rear of the existing dwelling and would not be prominent in the street scene. It would be of pitched roof design and subject to the use of suitable materials would not result in visual detriment.

(iii) Impact on the Listed Building and the TPOed tree

The plans have been amended to site the building further from the protected tree and the Arboriculturalist has confirmed that this is acceptable. In respect to the impact on the listed building, the siting of the garage slightly further forward necessitates a realignment of the wall between the gates and No131A (which is owned by the applicant), to enable the gates to be positioned to allow for a vehicle to stand in front of the garage, and this relationship and design approach is considered acceptable.

The plans indicate that the new drive would be bounded by fencing so preventing encroachment of the hardstanding into the garden area. Subject to conditioning this the Conservation Officer does not raise objection.

(iv) Impact upon residential amenity

The new garage would be single storey and is not considered to result in loss of amenity.

8 Conclusion

The proposal is considered to comply with the provisions of Policies CS16 and CS11 and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00176, 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 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 policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The garage hereby permitted shall not be brought into use until a 1m high post and rail timber fence marking the edge of the drive has been provided in accordance with the submitted plans and the fence shall be permanently retained thereafter.
Reason: In the interests setting of the listed building and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The development shall be carried out strictly in accordance with the submitted Arboricultural Report prepared by Johnson Tree Consultancy dated February 2015.
Reason: In the TPOed tree and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

OS location plan
Proposed new garage drawing no 7175-14 Rev D received 13 April 2015.

Reason: - To ensure provision of a satisfactory development.