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|-----------------|----------------------------------------------------|---------------|-------------------------|
| Site Address:   | Marita, Gutner Lane, Hayling Island, PO11 0RN      |               |                         |
| Proposal:       | Erection of a car port to north side of the house. |               |                         |
| Application No: | APP/14/00740                                       | Expiry Date:  | 07/10/2014              |
| Applicant:      | Mr & Mrs Ling                                      | Team:         | Team 1                  |
| Agent:          |                                                    | Case Officer: | Daniel<br>Gender-Sherry |
| Ward:           | Hayling East                                       |               |                         |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

- 1.1 Gutner Lane is located on the eastern border of Hayling Island, outside of the urban area and can be described as a 'quaint country lane'. It provides access to a small number of residential dwellings and a farm. There is no through way traffic on Gutner Lane as its only link to the transport network is by Chichester road to the north; it terminates approximately 1km south of Chichester road.
- 1.2 Marita is a semi-detached residential property of brick construction, with a gable end hipped roof. Its rear garden faces Chichester harbour.
- 1.3 This area of Gutner lane is densely populated with well established trees.
- 1.4 There is currently a gated driveway to the north of the property, enclosed by a matching brick construction 1.8m wall. This is bounded by dense vegetation growing on the neighbours (Swiss Cottage) side of this wall.

## **2 Planning History**

None relevant

## **3 Proposal**

This application seeks permission for the construction of a car port roof, affixed between the existing north boundary wall and the main dwellinghouse; it would be open sided.

## **4 Policy Considerations**

### National Policies

The National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF  
CS16 (High Quality Design)

## **5 Statutory and Non Statutory Consultations**

### Chichester Harbour Conservancy

Chichester Conservancy has raised no objection in respect of this development.

## 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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

**Summary:** One neighbour letter was received stating that no objection is raised to the proposed development

**Comment:** Noted

## 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 on amenity (specifically)
  - Impact on AONB
  - Neighbour

(i) Principle of development

7.2 The site lies in the built up area of Havant where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

(ii) Impact on amenity

### AONB

7.3 This dwelling is located with an Area of Outstanding Natural Beauty. There is considerable natural vegetation surrounding both the main dwelling and the location for this car port. It is noted that the materials proposed for the roof do not match those of the existing dwellinghouse, it is considered that due to the quietness of the road with no passing traffic, no objections being raised and the extension natural screening, it is considered to have a minimal and acceptable impact on the character and appearance of the AONB.

### Neighbour

7.4 There is extensive natural screening provided by large well established bushes and trees, it is considered that the impact upon the northern neighbour will be minimal, with only a small amount of the development being visible from the neighbouring property.

- 7.5 The open sided design will lessen any perceived bulk and reduce the level of any impact upon the immediate area.

## 8 **Conclusion**

It is considered that due to the secluded nature of this property and the extensive level of natural screening the impact upon the immediate area and AONB will be minimal and therefore it is recommended that permission should be granted.

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## 9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00740 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 shall match in type, colour and texture those on the existing building.  
**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 development hereby permitted shall be carried out in accordance with the following approved plans:  
  
Site Location Plan, received by the Council 12 August 2014  
Proposed Car Port, reference: Ling 1 received by the Council 29 July 2014  
  
**Reason:** - To ensure provision of a satisfactory development.