
Site Address:	1C Salterns Lane, Hayling Island, PO11 9PH		
Proposal:	Retention of car port to front elevation.		
Application No:	APP/13/00557	Expiry Date:	22/08/2013
Applicant:	Mr Warner	Team:	Team 1
Agent:	Mr Critchley	Case Officer:	Stephen Andrews
	Martin Critchley, Architect		
Ward:	Hayling East		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site comprises a detached chalet style dwelling of brick and pantile construction. The dwelling has an integral garage, detached double carport, front extension and front facing dormer window. The front garden is covered with hard standing with access on to Saltern's Lane.

The area is residential in nature with a variety of architectural styles. Properties are predominantly detached and both single storey and two storeys in height. Saltern's Lane is verdant in character with many of the dwellings afforded some screening from the street scene.

2 Planning History

None relevant to the consideration of this application.

3 Proposal

Retrospective planning permission is sought for the retention of the existing detached double carport to the front of the dwellinghouse.

4 Policy Considerations

National Policies

National Planning Policy Framework, 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist - The development is retrospective no further action is therefore required.

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Response:

I have no objection to the car port remaining where it is subject to the following conditions:

1. The 4 trees along the road side boundary in front of the car port remain.
2. The shrubs and branches between the trees, which act as a screen are maintained.

This will maintain the limited impact the car port has, as viewed from the road.

Comment:

The trees along the front boundary are proposed to be retained in their current form.

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 neighbour amenity
- (iii) Impact on the character and appearance of the area

(i) Principle of development

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

(ii) Impact on neighbour amenity

The retrospective detached double carport, is single storey in height and benefits from substantial boundary screening to the front and sides. Further the nearest residential property, 1a Saltern's Lane, is some 15m from the carport.

Therefore with regard to the scale of the existing carport and site characteristics, detailed above, the development does not result in unacceptable harm to neighbour amenity.

(iii) Impact on the character and appearance of the area

The double carport is retrospective in nature it is therefore clear to see how the development impacts the character and appearance of the area.

The carport is screened in part from existing tree and hedge screening to the front and side boundary of the site. The carport does however have a visual presence from parts of the street scene; and the tree screening could be thinned or removed without the need for planning permission - however the fact that the carport has been constructed without requiring such removal is an indicator that the trees are not currently under threat.

On the officer site visit it was noted that there were some dwellings with garages to the front in the locality. The carport was not therefore uncharacteristic in terms of its positioning or scale. Overall it was considered that the carport was attractive in terms of its design and use of materials and set well within the site and suitably integrated with its surroundings. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 Conclusion

The development by reason of its scale, design and relationship to immediate neighbours is acceptable and does not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/00557 subject to the following conditions

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

Location Plan 1:1250 - Drawing No. 0135-201

Site Plan 1:200 - Drawing No. 0135-205

Proposed Elevations - Drawing No. PL001

Reason: - To ensure provision of a satisfactory development.