
Site Address:	2 Saltmarsh Lane, Hayling Island, PO11 0JT		
Proposal:	Replacement attached garage following removal of existing detached single garage.		
Application No:	APP/13/00529	Expiry Date:	03/09/2013
Applicant:	Mr S Poore	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large two storey semi-detached dwelling which has had the benefit of previous extensions, and has a grey pitched slate roof and elevations of red multibrick. The site is level with vehicular access and a concrete driveway to the side leading to a detached garage. The front garden is laid to lawn with a shrub border and is enclosed by a 1.2 metre high wall to the front, a 1.8 metre high fence to the western boundary and shrubs to the north eastern boundary. The rear garden is triangular in shape, laid to lawn with a patio area and is enclosed to both boundaries by 1.8 metre high fences. The application site is set at an angle to other properties in Saltmarsh Lane and the dwelling lies forward of the property at number 4.
- 1.2 The adjoining two storey semi-detached dwelling of a similar age and style lies to the north east and an extended two storey semi-detached dwelling of a similar age lies to the west. The side of a property in West Lane is opposite the site and the side of a large rear garden of a property in West Lane lies to the rear. The surrounding area is of medium density consisting of a mixture of two storey detached and semi-detached properties of individual style and age range.

2 Planning History

None relevant to this application

3 Proposal

- 3.1 The proposal is for a single garage attached to the house at the application site and to the garage of the neighbouring property at 4 Saltmarsh Lane. It has a total depth of 6.4 metres (stepping in by 1.6 metres at 3.7 metres from the front), a width of 2.55 metres to the front (south) and a total of 4.7 metres to the rear (north) with a hipped and pitched roof of 2.5 metres to the eaves and 4.2 metres to the ridge. The existing garage is to be demolished.

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

Development Engineer

No adverse comments.

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposed attached garage would be visible from the public realm, although it is set back in excess of 10 metres from the front boundary and would be attached and in line with the garage at number 4 Saltmarsh Lane. The design would enhance the appearance of the front of the property in relation to the neighbouring property at number 4 and the regularity of the streetscene, therefore it is considered the proposal would cause minimal impact on the existing streetscene. The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.4 The proposed attached garage is to be joined to the existing garage of the neighbouring property to the west which is of the same depth and height. The window and door in the west elevation of the proposal are in excess of 5 metres away from the adjoining property and will be predominantly screened by the existing fence, and the hipped and pitched roof of the garage minimises the roof mass. The rear of the application site lies side on to the large garden of a property in West Lane, therefore it is considered that the proposal is unlikely to appear overbearing or visually intrusive.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00529

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, unless agreed otherwise in writing by the Local Planning Authority.
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 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.
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..
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Location plan
 - Block plan, proposed elevations and floor plan

received by the Local Planning Authority on 31/05/2013.

Reason: - To ensure provision of a satisfactory development.