

APP/14/00879 – 131 Havant Road, Hayling Island

This is an odd situation. Planning permission was granted for new development within the grounds which has been built out and now serves as a separate residence. Open parking is provided on the driveway approach for no.131 but no separate garage provision. This parking proves inadequate. The applicant sought alternative provision within the grounds served off a new access. This was rightly refused and dismissed on appeal due to the impact on the setting of the listed building.

Pre-application discussed followed earlier this year on an alternative approach. It still entails siting the garage within the present rear garden, to which there is no obvious alternative. To facilitate this, alterations are required to the brick boundary wall. This is of recent construction, so no loss of historic fabric entailed.

The proposals follow the general guidance provided. Namely locate the building away from the listed building in a position which entails the minimum amount of visual disruption/intrusion being taken up by the garage, and as importantly the related access/manoeuvring space.

The design and location of the proposed garage itself is satisfactory in terms of preserving the setting of the listed building. I advised the need for an arb report given the visual significance of the yew tree which has been provided. Its acceptability needs the input of our tree officer.

If the access is limited to the drive layout shown I am satisfied the impact on the setting of the listed building will be safeguarded. This is about as minimal as it can be. My concern is that by allowing the vehicle access without greater demarcation, there will be nothing to prevent the parking area expanding over time, which, by default would have a much more significant impact. To prevent this it would be beneficial/necessary in my view to find an agreed mechanism to physically define the access by means of a low level barrier/planting which would serve to mitigate/contain the impact.

If this can be secured I would be content for PLANNING PERMISSION to be granted subject to a condition requiring submission of sample materials and finishes for approval in writing.

John Townsend
Conservation Consultant

31/10/14