
Site Address:	29 Fernhurst Close, Hayling Island, PO11 0DT		
Proposal:	Retention of canopy to front of garage.		
Application No:	APP/13/00897	Expiry Date:	16/12/2013
Applicant:	Ms S Ford	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling West		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The property is a modern detached two storey dwelling and attached garage. It has a brown tiled pitched roof and elevations of beige multi-brick. There is open vehicular access to the front of the property together with shrubs to the western (front) boundary. The front garden is level and consists of shingle, with a 1.2 metre high fence and mature trees and shrubs to the northern boundary and a 1 metre high fence and mature shrubs to the southern boundary.
- 1.2 To the south of the property is a modern detached two storey dwelling of a similar age, style and design, situated slightly forward of number 29, to the north of the property is a modern detached two storey dwelling of a similar age, style and design, set back slightly from number 29. There is a modern detached chalet bungalow opposite the site. Fernhurst Close is a cul-de-sac in an area of medium density consisting of a mixture of two storey detached and semi-detached dwellings and detached bungalows and chalet bungalows of a similar age and various designs.

2 Planning History

13/00125/CMP - Alleged unauthorised erection of lean-to.

3 Proposal

- 3.1 The application is for the retention of an open-sided canopy to the front of the existing garage of 2.75 metres in depth, 2.99 metres in width to a height of 2.08 metres.

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: 1

One letter of support has been received from one address.

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 There is a variety of designs and styles of dwellinghouse and frontages within the existing streetscene and the development is of a modest size, only partly visible from the public realm. It is set well back from the highway with good screening provision to the foreground and western boundaries. The design is deemed appropriate in context to the main building, although the plastic roof is not part of the pallet of the materials of the existing building and could be susceptible to deterioration and discolouration over time. However, this is not considered to be sufficient justification for refusal. It is considered that the development has limited impact on the visual amenity of the locality and is therefore judged to be acceptable.

(iii) Effect on neighbouring properties

7.4 Whilst the canopy is fairly close to the northern boundary of the property, there is sufficient shrub and fence screening and the neighbouring property at number 28 is

set back from the application site. It should also be noted that there is a similar canopy to the property at number 30. The position of the neighbouring properties, together with the existing boundary treatments is considered to minimise any perception of the development appearing overbearing.

8 Conclusion

- 8.1 The structure is considered to be acceptable in terms of its impact and therefore it is recommended that retrospective permission is granted.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/00897

subject to the following conditions

- 1 The development hereby permitted shall relate only to the following approved plans:

Supporting statement
Location plan
Ground floor plan
Elevation plan

Reason: - In the interests of clarity and visual amenity.