
Site Address:	76 Sinah Lane, Hayling Island, PO11 0HJ		
Proposal:	Proposed timber carport/garage to the front.		
Application No:	APP/13/00787	Expiry Date:	04/10/2013
Applicant:	Mr Cottle	Team:	Team 2
Agent:	Mr P Walker	Case Officer:	Rachael McMurray
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on Sinah Lane in Hayling Island. The road is characterised by its tree lined appearance with no pavement either side of the highway. Most properties have a strong level of screening along the front boundaries. The application property is a detached dwelling of two storeys with an integral garage and dormer windows in the front and rear roof slopes. There is a large front driveway and grassed area which has parking for approximately 4 vehicles.

2 Planning History

None relevant

3 Proposal

The proposal is for a detached garage in the front plot. The garage would be open sided on the north elevation so would effectively be a car port. It would be made from timber materials. It would measure 5.4m x 5.36m with a total height of 3m.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:
No objections

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: 7

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 the design and impact on the streetscene
- (iii) Impact on the neighbouring properties

(i) Principle of development

7.2 The application site is located within an area that is designated as being within a development boundary on the Core Strategy Proposals Map. Therefore, the principle of additional development, in this case a domestic garage, is generally considered acceptable, subject to this not giving rise to any other undue impacts that would be contrary to adopted planning policy.

(ii) Appropriateness of the design and impact on the streetscene

7.3 The proposed garage would be constructed of timber with the north facing elevation being open sided to allow access for vehicles. It would feature a shallow pitch roof and would be positioned in the front garden, 2m back from the front boundary fence to the rear of the existing tree / vegetation line. Overall it is not considered that it would have an adverse impact on the visual character or amenity of the main dwelling. Furthermore, it would be partially screened from the streetscene by the existing tree line / hedgerow.

7.4 Sinah Lane is characterised by mainly detached properties, set back from the road with mature landscaping along the front boundaries, many with mature trees lining the highway. Several properties along the road have garage structures forward of the building line. However, these are mainly on properties with long front plots and are well screened behind the boundary vegetation with low ridge heights so as not to appear visually obtrusive.

7.5 The most recent approval for a garage forward of the building line was under Planning Permission APP/11/01121 at 66 Sinah Lane for a double garage. This structure has now been implemented and is considered not to be highly prominent within the visual amenity of the streetscene, due to its wooden materials and low level ridge height. Overall given that the proposal subject to this application is very similar, it would be difficult to justify a reason for refusal regarding its impact on the streetscene.

(iii) Effect on the neighbouring properties

- 7.6 Due to the low height of the structure and the existing boundary treatments with No. 78, it is considered that the structure would not have an adverse impact on the neighbouring property in terms of loss of outlook.

8 **Conclusion**

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/13/00787 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 Construction of the building hereby permitted shall not commence until samples and details of all external facing and roofing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The garage hereby approved shall solely be used for purposes ancillary to the main dwellinghouse by the occupiers of that property, and shall be limited to the parking/storage of motor vehicles and associated chattels and not be used for any other purposes.
Reason: In the interests of residential amenity, and so that the development takes place in accordance with details submitted and to accord Policy CS16 of the Havant Borough Core Strategy 2011, which form part of the Local Development Framework and the NPPF.
- 4 The existing trees (T1-T4) as shown vegetation as shown on the proposed block plan (DN: P1) along the front boundary of the site of the site shall be retained and reinforced where necessary to a standard consistent with good arboricultural practice.
Reason: To ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11.4 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 5 The development hereby permitted shall be carried out in accordance with the following approved plans:

P1 - Proposed site and block plan

P2 - Red line block plan

P3 - Proposed elevations and roof plan

Reason: - To ensure provision of a satisfactory development.