
Site Address:	137 West Lane, Hayling Island, PO11 0JL		
Proposal:	Carport to front.		
Application No:	APP/14/00323	Expiry Date:	21/05/2014
Applicant:	Mr Silver	Team:	Team 2
Agent:	Mr Walker	Case Officer:	Bee Crawford
	Island Design		
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached two storey dwelling set back from the road and a detached garage which lies forward of the property. It has a pitched roof with red/brown tiles and projecting pitched roof gables and elevations of red multi-brick with tile hanging to the gables and render to part of the ground floor. The detached garage is of similar materials and has a projecting pitched roof gable to the north. The front garden is level and is mainly block paved, with a pond, shrubs and gravelled area immediately in front of the house. There is a 1.7 metre high wall and fence to the northern and southern boundaries, reducing to a 1.5 metre high wall and a 1.5 metre high wall rising to 1.95 metres and inset metal entrance gates to the eastern boundary.
- 1.2 To the south of the property is an older style detached bungalow, there is a development of 3 modern detached bungalows with a private access drive to the north and an older style detached bungalow set back from the road lies opposite. The area is of medium density consisting of a diverse range of detached, semi-detached and terraced 2 storey properties and detached chalet bungalows and bungalows of individual design, style and age range in a generally well spaced streetscene with plenty of visible skyline.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposal is for the construction of an open car port attached to the west elevation of the existing detached garage (which is situated to the front of the property), of 5.03 metres in depth, 4 metres in width with an eaves height of 2.4 metres and a total height of 3.8 metres consisting of pitched and hipped back elements.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

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: 14

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 subject to development control criteria.

(ii) Appropriateness of design and impact on the streetscene

7.3 The proposal would be partly visible from the public realm due to its location adjoining the rear of the existing garage which is approximately 15 metres away from the highway. The design and appearance of the car port is deemed appropriate in context to the main building and existing garage and is therefore considered to be acceptable. Due to the diverse nature of the existing streetscene, 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 car port which is subservient to the existing garage, is to be built adjacent to the southern boundary and the neighbouring property at number 135 is approximately 1.5 metres away from this boundary. There are two windows on the northern elevation of the neighbouring property, however the windows are not primary and the moderately low roof of the proposal is hipped back and pitches away from the southern boundary which would lessen the impact of the proposal being overtly overbearing. The proposal is in excess of 15 metres away from the properties to the north of the application site and whilst the development would be visible, it is considered the impact would be negligible.

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/14/00323

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.
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 development hereby permitted shall be carried out in accordance with the following approved plans:

Site/location plans
Existing and proposed elevations
Section plan
Proposed layout

Reason: - To ensure provision of a satisfactory development.