
Site Address:	23 Webb Lane, Hayling Island, PO11 9JE		
Proposal:	Construction of a detached double garage with home office at first floor.		
Application No:	APP/14/00267	Expiry Date:	06/05/2014
Applicant:	Mr Tremorin	Team:	Team 1
Agent:	Mr Thorns	Case Officer:	David Eaves
	Thorns-Young Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Webb Lane is an attractive lane leading from Mengham to the Seafront. To the south of the site are a number of oak trees which overhang the road giving a particular and special character to the lane. The site itself is more open but includes some boundary hedging and a double width vehicular access.
- 1.2 The application property is set well back from Webb Lane and is a two storey rough rendered house painted white with rooms in the roofspace. To the front of the site are 2 sectional 'marley type' garages. These would be demolished as part of the proposals. The proposal would result in the re-positioning of the drive to the garage and the blocking of the existing drive.

2 Planning History

APP/13/00260 Construction of a detached double garage with room at first floor following removal of 2No. existing single garages. Withdrawn 10th March 2014.

3 Proposal

- 3.1 Construction of a detached double garage with home office at first floor.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

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: 10

Number of site notices: N/A

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary:

Window in front elevation shown as 'obscure glazed'. Please ensure this is made a condition of any planning permission.

Comment:

A condition is proposed

Summary:

Object to proposed lights (inside office and outside) shining onto my bungalow invading my privacy - at all times of day and night.

Comment:

There are no details of lighting, however, there is no reason to expect lighting beyond that which could be associated with a home office/garage. Internal lighting cannot reasonably be controlled, a condition in relation to external lighting is recommended.

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) Effect on the character and appearance of the area
- (iii) Effect on neighbouring properties
- (iv) The impact of the office use on the amenities of the area
- (v) Highway matters

- (i) Principle of development

7.2 The site lies within the built up area as defined by the proposals map of the Local Plan. Within such areas ancillary domestic buildings are considered acceptable in principle subject to other development control criteria considered below.

- (ii) Effect on the character and appearance of the area

7.3 This application follows on from a previous application which was withdrawn and is a result of negotiation seeking to reduce the impact of the development on the character

and appearance of the area. The building has been turned on the site, the roof half-hipped and the position of the adjoining property corrected. These alterations are considered to reduce the impact of the development on the character and appearance of the area and the proposal would be viewed in the context of the adjacent two storey house. The proposal would result in the removal of two unattractive single garages sited close to the site frontage. The access would also be altered and replacement landscaping is proposed. On balance the proposed building and other alterations are considered to be acceptable.

(iii) Effect on neighbouring properties

- 7.4 The main impact from the development is considered to be to No's.25, 18, 24 and 26 Webb Lane.
- 7.5 No. 25 is a two storey house to the south of the site. The closest part of this dwelling is a garage with room above and this part of No. 25 has no windows facing the site of the garage. Whilst there are some windows set further back, these do not directly face the new garage. It is considered that there would be an acceptable relationship between the proposed and existing properties.
- 7.6 No 18 is set well off with trees and other vegetation to the common boundary. The two rooflights on the northern elevation of the proposed building would serve a home office and are not considered to result in overlooking.
- 7.7 No's 24 and 26 are located on the opposite side of Webb Lane and would be approximately 26m from the garage, there is also some frontage vegetation which further reduces any potential impacts. The proposed front first floor window is to be obscure glazed and this should prevent any perception of overlooking. Concern has been raised in relation to lighting, however, internal lighting cannot be reasonably controlled. A condition in relation to any external lighting is recommended.
- 7.8 In terms of the proposed office use, the agent has confirmed that this essentially a home office and that there would be no deliveries or visitors associated with the use. A condition is recommended to ensure that the use remains ancillary to the main use of the dwelling house. With these parameters it is not considered that the use is likely to lead to an unneighbourly impact on nearby residents.

(iv) The impact of the office use on the amenities of the area

- 7.9 As outlined above the proposed office is considered as a home office, ancillary to the use of the main house. There are no visitors to the premises and no deliveries. Any additional vehicular movements associated with the use would, therefore be very limited and acceptable. The impact on neighbours has been considered in 7.8 above.

(v) Highway matters

- 7.10 The altered access to an unclassified road would not in itself require consent. The proposal would provide a double garage with parking to the front (4 spaces). This is sufficient to serve the existing dwelling and the proposed office.

8 Conclusion

- 8.1 In conclusion, the principle of development is considered acceptable, the development would have an acceptable impact on the character and appearance of

the area and on neighbours amenities. Finally it is not considered that any significant highway or parking issues would be created as a result of this development. Permission can therefore be recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00267

(A) 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 policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The home office window at 1st floor level in the front (west) facing elevation of the building shall:-
 - i) be fixed shut or fitted and maintained with restricted openers details of which are to be submitted to and approved in writing by the Local Planning Authority; and
 - ii) at all times be and remain glazed entirely with obscure glass, the particular type of which glass shall provide a degree of obscuration no less obscure than that which is provided by Pilkington's Texture Glass Obscuration Level 4.
Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No external lighting shall be provided to the building hereby approved unless and until plans and particulars specifying the external lighting proposed has been submitted to and approved in writing by the Local Planning Authority. There shall be no external lighting on the building other than as thereby approved.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety 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 building hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and as an ancillary home office.

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.

- 5 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site to the front of the garage facing Webb Lane not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 The building hereby permitted shall not be brought into use unless and until the two existing garages on the site have been demolished and the resultant debris removed from the site.

Reason: In the interests of the character and visual 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.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan Serial Number 001088313

Block Plan Serial Number 001079080

Part Site Plan, elevations, floor plans, roof plan and section Drawing Number 6008.13.20 Rev A

Letter from Thorns-Young dated 10th March 2014

Reason: - To ensure provision of a satisfactory development.