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Department of Planning and Development
Havant Borough Council
Public Service Plaza
Civic Centre Road
HAVANT, PO9 2AX

CHARTERED TOWN PLANNER

Friday, 20 December 2019

Dear Sir/Madam,

Re: 52 Staunton Avenue, Hayling Island

Planning Statement

I have been instructed by Haybourne Developments Ltd to submit a householder planning application for the erection of a double garage and the provision of a vehicular access onto Staunton Avenue.

The proposed garage will be a double garage measuring 6m x 5m and be sited in the front NE corner of the property, along with a new drive running parallel to the southern boundary onto Staunton Avenue. Within the site a turning facility will also be provided.

The materials used in the build of the proposed garage will match those of the bungalow with the walls being a dwarf brick wall with painted render above. The roof will be covered in plain tiles.

Whilst within the front garden there are two similar examples of garages within the front gardens in the immediate vicinity of the application site.

Immediately to the north there is a large flat roofed garage at 50 Staunton Avenue as illustrated in the photograph below taken from Google StreetView.



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Two houses to the south – at 56 Staunton Avenue - there is a very similar sized double garage with pitched roof in the front garden as illustrated in the Google StreetView photograph below.



It is considered that these two garages, and particular the one at 56 Staunton Avenue, create a clear precedent for a garage at the application site.

There are further examples of garages within front gardens at the western end of St Helen's Road, such as no40.

In the present application the garage is set further back into the plot although it is located on a corner plot. However with new hedge planting in a short period of time the main part of the garage will become well screened within the streetscene.

Yours sincerely,



STEPHEN JUPP
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Chartered Town Planner