

DELEGATED OFFICER REPORT

PROPOSAL	Retention of 600mm high trellis on side boundary, supported on posts, and set at a height 400mm above garage roof height.
LOCATION:	172 Sea Front, Hayling Island, PO11 9HP
REFERENCE NO:	APP/25/00703
APPLICANT:	Mr Lance Pearson
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	25/11/2025
APPLICATION EXPIRY DATE:	29/12/2025
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

172 Sea Front is a substantial detached two storey property, set back from the highway with large drive and front garden area. The property is white painted beneath a steeply pitched plain tile roof.

The rear garden is only full width of the plot for about 6m, then narrows on its eastern side, but extends back over 40m. There is a shallow level drop away from the house. The eastern boundary of the garden abuts the rear parking court and row of single storey garages serving numbers 3, 3a, 5 and 5a Chichester Avenue, as well as the rear garden of 7 and 9 Chichester Avenue.

2. Planning History

APP/14/01307 - Application for non-material changes to Planning Permission APP/14/00649 to install an internal door between garage and corridor, and porthole in front gable end. Permitted 23/01/15

APP/14/01263 - Application for non-material changes to Planning Permission APP/14/00634 to relocate external door in west elevation to within link building; and increase size of roof lantern to 3m x 3m. Permitted 23/01/15

APP/14/00403 - single storey rear extension with pitch roof - Withdrawn 20/5/14

APP/14/00634 - single storey rear extension - Permitted 14/8/14

APP/14/00649 - demolish existing garage and workshop. Construction of new garage and 1No self contained bedroom annexe - Permitted 7/10/14

3. Proposal

- 3.1 Retention of 600mm high trellis on side boundary, supported on posts, and set at a height 400mm above garage roof height.

- 3.2 The trellis is shallow, only 600mm deep, but mounted high on fence posts such that the top of the trellis ranges between 2.25m and 2.7m high. This equates to about 400mm above the eaves line of the adjacent garage block. The trellis extends for some 19m along the eastern boundary i.e. covers the full length of the garage block. It is stained a dark grey to match other fencing.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in favour of Sustainable Development)

Havant Borough Council Borough Design Guide SPD December 2011

Listed Building Grade: n/a
Conservation Area: n/a

5. Statutory and Non Statutory Consultations

Non necessary

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 9

No comments received

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 and impact on the character of the area
- (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 management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 This application follows enforcement enquiries and prior to the application being submitted the method of mounting the trellis altered. Originally it was mounted on the rear wall of the garage block at the of 3 - 5 Chichester Avenue, but has since been supported on fence posts within the applicant's garden. As such the development is now entirely within the application site and the submitted Certificate A appropriate.
- 7.4 From the applicants garden the trellis helps to screen the eaves line with gutter and shallow pitch of the roof of the garage block. It is therefore improving the visual outlook for the applicant.
- 7.5 From ground level within the garage parking court the trellis is barely visible. It does project up above the rear eaves line slightly, but the garage roof has a very shallow pitch with parapet wall at the front. Therefore, it is not overly visible from ground floor eye level. However, due to the angled view from the elevated first floor rear windows, the top of the trellis is visible from the rear windows of the flats at 3 – 5 Chichester Avenue. But it is considered that in a residential area, the view of trellis and fencing is not inappropriate.
- 7.6 Overall the design and appearance of the trellis is deemed appropriate in context to the residential area and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.7 As noted above the trellis is largely only visible from first floor windows and the garage block itself buffers the trellis from having any adverse overbearing or enclosing effects.
- 7.8 Consequently, it is considered that the development does not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusions

- 8.1 The trellis as now mounted on posts, is not considered to have any adverse impacts on either the visual appearance of the area or residential amenity, and it is recommended to grant retrospective permission.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve for application APP/25/00703

Conditions:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
- 1:1250 Location Plan
1:200 Block Plan
Trellis in situ photo document

Trellis with notes photo document
Trellis not attached photo document

Reason: - To ensure provision of a satisfactory development.

Informatives:

In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

Offering a pre-application advice service, and

Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

Your application was acceptable as submitted and no further assistance was required.