

DELEGATED OFFICER REPORT

PROPOSAL	Oak framed garage and carport to the front of the building behind planting.
LOCATION:	Collingwood, Marine Walk, Hayling Island, PO11 9PQ
REFERENCE NO:	APP/25/00764
APPLICANT:	Julie Rodridguez
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	07/03/2026
APPLICATION EXPIRY DATE:	29/12/2025
WARD:	Hayling East
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

This application site comprises a two storey, detached dwellinghouse located on the south side of Marine Walk. This property has a barn hipped roof and projects forward at ground floor level to the front elevation. The elevations are formed from render and brickwork. The property is set back from the highway with a large driveway and front lawn area.

2. Planning History

Is there any planning history relevant to the current application?

N/A

3. Proposal

Oak framed garage and carport to the front of the building behind planting.

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.

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM8 – Conservation, Protection & Enhancement of Existing & Natural Features
DM13 (Car and Cycle Parking on Residential Development)
CS12 (Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15 - Flooding

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

Listed Building Grade: N/A
Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Southern Water

No comment received

Chichester Harbour Conservancy

Chichester Harbour Conservancy's Response OBJECTION on the following grounds:- The proposed garage would be an overly dominant and incongruous development within the context of the open frontages of the application property and neighbouring properties, which would be harmful to the character of the street scene and the setting of the Chichester Harbour National Landscape, contrary to Planning Principle PP03 of the National Landscape Management Plan and Section 15 of the Adopted Joint Chichester Harbour AONB SPD.

Reasoned Justification

This property sits just outside the boundary of the Chichester Harbour National Landscape. It sits in a long plot, set well back from Marine Walk, with a relatively open frontage, which is reflected by neighbouring properties. The exception seems to be the immediate neighbour to the west which has a detached garage within its frontage, however, it sits in a wider plot than application site and the garage maintains a good set back from the road, and so a sense of space is still maintained within the street scene. The proposed triple garage/car port would be a substantial building located very close to the boundary with the road. In our view this would be overly dominant and incongruous within the context of the open front gardens and the sense of space at the application property and surrounding properties. Given this point, it would be harmful to the setting of the Chichester Harbour National Landscape which sits directly adjacent to the site, and would conflict with Section 15 of the Adopted Joint Chichester Harbour Area of Outstanding Natural Beauty Supplementary Planning Document (AONB SPD), which states that:-

15.1 Careful thought should be given to the siting and scale of ancillary buildings so as to avoid impact on neighbouring properties and dominance over the dwelling. The setting should not be intrusive in the landscape or in public views from the land or water.

15.2 Garages, car ports and boat houses should be set back from the front face of the building to avoid dominating the street scene and increasing the mass of a house. There should also be at least 6m of space so that a car can pull off the street. It would also conflict with Planning Principle PP03 of the Chichester Harbour Management Plan which states, amongst other criteria, that:-

2. The openness and rural character of the National Landscape and its setting when seen from public vantage points (including public footpaths, the water, the foreshore, roads, views across open countryside) are to be retained.

3. The spatial pattern surrounding the development site, and the spaces between existing buildings, is to be respected. We note that the application property already has a double garage to the rear, but this has been converted into a home office. We would suggest that for a new detached garage within the frontage to be acceptable from a design, character and landscape perspective, it should be a maximum of a single-garage of significantly smaller proportions than the current proposals given the limited width of the plot, and it should be sited significantly closer to the house / further from Marine Walk, so as to maintain a sense of space and open character within the street scene.

Case officer comment: Further comment received from the Chichester Harbour Conservancy following the relocation of the proposed garage

Chichester Harbour Conservancy's Response

NO OBJECTION WITH CONDITIONS:-

- 1) Schedule/samples of materials to be agreed;
- 2) Planting scheme to be implemented as per submitted details and maintained in perpetuity;
- 3) Garage to remain ancillary to main house and not to be used as a separate dwelling.

Conditions are to be read in conjunction with the overall recommendation and should not be separated.

Reasoned Justification

The labelling on the website which shows which plans are superseded and which are current is not entirely clear, for example, 'the location plan' still shows the originally proposed triple garage adjacent to the front boundary wall and is not labelled as superseded, nor appears to have been re-drawn for the latest proposal. However, assuming that Plan no. 25036 103 P4 - which shows the proposed new double garage moved back into the centre of the front garden - is the latest revised plan, shown in combination with a detailed proposed planting scheme to be carried out both behind the brick front boundary wall and alongside the north side of the proposed garage, then we are satisfied that our previous objection and concerns have been overcome, as these changes will significantly reduce the impact of the proposed building on the street scene and the setting of the Chichester Harbour National Landscape.

We would ask for suitable conditions to control materials and to ensure that the planting scheme is carried out properly, and maintained, to help to soften the

visual impact of the proposed new building. We would also ask for a suitable condition to ensure that the garage remains ancillary to the main house.

Case officer comment : Materials have been reviewed by the Chichester Harbour Conservancy and these have been deemed to be acceptable.

Landscape Team

From a landscape perspective we raise an objection to the proposed carport as it is deemed to be contrary to planning policy, however minor amendments could be made to make the scheme acceptable:

- The siting coupled with the scale/massing of the car park is deemed to be detrimental to the character of Marine Walk. At present the character of the road is a verdant, fairly rural county lane with dwellings and ancillary building set back from the highway. The proposals would be significantly dominant in the streetscape and not in keeping with the existing character and is considered to be contrary to planning policy CS16.
- To retain the character of Marine Walk the car port needs to be set back by a minimum of 10m from the highway with a significant landscape buffer to offer screening, which will mitigate the visual impact.
- The proposed soft landscaping is not considered appropriate as they will not offer sufficient height or winter screening to soften the visual impact of the proposal. We would recommend a scheme that utilises UK native trees coupled with a mix of shrubs, grasses and perennials (UK native is always preferred). Given the concern with visual impact we would want to see a minimum of 50% evergreen planting.
- The above amendments will bring the proposals in line with HBC policy and Joint Chichester Harbour ANOB SPD.

Case Officer comment: Further comment received following amendment to garage location

Having reviewed the amended drawings we are pleased that the siting of the garage has set back from the highway. This design is less dominate in the street and this therefore reduces the impact on the character of Marine Walk.

We recommend that soft landscaping is conditioned.

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.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
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Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 6

There are 3 objectors to this proposal with 7 comments received in objection.

We wish to raise objections to the proposed oak-framed garage and carport development at Collingwood, Marine Walk, Hayling Island PO11 9PQ, based on the following concerns:

1. Design, Appearance and Layout

- The proposed garage is a substantial structure positioned prominently at the seaward end of the front garden occupying an extensive proportion of the existing front garden.
- It will be clearly visible from nearby properties and the front gardens of adjacent homes. It is out of character for the area where the front aspects of nearby homes are mainly open.
- As the building is detached from the main house, it risks being perceived as excessive development on the site.

2. Impact on Residential Amenity

- Due to its size, height and proximity to neighbouring properties, the garage may appear overbearing and visually intrusive.
- Its presence could negatively affect the character and enjoyment of the surrounding environment.

3. Groundwater and Surface Water Runoff

- The development increases the built footprint and introduces more hard landscaping within Collingwood's garden.
- This area of Marine Walk has a high water table and poor natural drainage, often resulting in waterlogged gardens during winter and spring, despite many attempts by residents to improve drainage.
- Replacing permeable surfaces with buildings and tarmac will further reduce water infiltration and increase runoff, potentially worsening flooding issues in surrounding gardens, and along Marine Walk, which already suffers from standing water.

Conclusion

We believe the proposed garage is disproportionate to the site and incompatible with the existing neighbourhood conditions. It poses environmental risks and may exacerbate drainage and waterlogging problems. We respectfully urge the planning committee to reconsider this application in light of these concerns.

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Further to the amended application dated 11/12/25 we feel that the changes made do not address any of the concerns regarding being overly dominant. It still changes the ambience of the open fronted aspects of neighbouring properties.

As stated this development would introduce considerably more hard landscaping in an area that is poorly serviced by surface water run off. With the high water table , the standing water around the neighbouring properties will also increase.

I agree with the comments made by Chichester Harbour Conservancy.

We have reviewed the revised plan for the proposed garage development at Collingwood, Marine Walk, Hayling Island, PO119PQ and write to object as the revisions do not address the concerns raised previously.

1. Design, appearance and layout.

Although the size of the proposed garage has been reduced slightly it will still be a

<p>large building occupying a considerable proportion of the existing garden and remains out of character with the immediate surrounding area.</p> <p>2 . Affect on Amenity. The proposed garage will still have an overbearing appearance and dominance over neighbouring properties and its height is a particular concern.</p> <p>3. Groundwater and surface water runoff. The revised plan still includes extensive hard landscaping within Collingwood's garden. There is nothing to prevent the exacerbation of waterlogging issues in neighbouring gardens and excessive runoff into Marine Walk road resulting from the loss of permeable ground.</p> <p>In conclusion, we believe that the revised plan fails to address the original concerns regarding this application and in view of this we would ask the planning committee to reconsider this application.</p>
<p>APP/25/00764</p> <p>Maintain our objection to revised plans 25/02/2025</p> <p>The proposed revised relocation of the garage still does not address our concerns. The garage is still a substantial development that is still very dominant in relation to the size of plot.</p> <p>Centrally locating such a large building within the plot significantly closes the openness that all neighbouring properties are set out to and consequently substantially changes the existing street scene with neighbouring houses following a uniform line.</p> <p>This would be inconsistent for Marine Walk to maintain a harmonious appearance and out of character for the area</p>
<p>APP/25/00764</p> <p>We have reviewed the recently revised plan and our previously stated concerns regarding the impact on neighbouring properties and the existing street scene remain.</p> <p>The proposed garage is still a very dominant structure in relation to the size of the plot. Its relocation away from the road will make it more overbearing for neighbouring properties due to its design and size. The height (plan indicates 4m) is a particular concern.</p> <p>The revised plan shows less hard surfacing within the garden which is a welcome improvement which should benefit drainage and reduce runoff.</p>

Material planning considerations are addressed in Section 7.

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 and the Chichester Harbour National Landscape
- (iii) Effect on neighbouring properties
- (iv) Flood risk

(v) Biodiversity Net Gain

(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. The site is located adjacent to the Chichester Harbour National Landscape to the north.

(ii) Appropriateness of design and impact on the character of the area and the Chichester Harbour National Landscape

7.3 This proposal comprises a detached garage located forward of the front elevation. Both the scale and siting of the garage have been amended following the initial submission of this application and the garage has now been moved back approximately 13 metres from the front boundary adjacent with the highway and approximately 10 metres from the front elevation of the main property.

7.4 The proposed double garage would have dimensions of approximately 6.5 metres width by 6.3 metres depth. It would have a barn hipped roof with an eave's height of 3 metres and a ridge height of 4 metres. The north elevation would feature double garage doors and proposed materials include a timber frame with timber cladding and clay tiles as specified in the submitted Materials Specification document .

7.5 The proposed garage would be sited forward of the front elevation and therefore would be a visible feature within the streetscene. Despite this, there are examples of other outbuildings in the area, for example in the frontage of Thorney View, sited 3 properties to the east of the application site. This outbuilding would be of a traditional style which is considered to be in keeping with the surroundings. In addition, a revised Landscaping Plan has been provided which would aid in the provision of additional screening to the site. This has been reviewed by the Landscaping Team and is deemed to be acceptable pending control, via a planning condition.

7.6 The site is located adjacent with the Chichester Harbour National Landscape boundary and therefore the Chichester Harbour Conservancy have been consulted in regard to this proposal. Whilst they initially objected to the scheme, this objection has been removed following the amendments made and they have requested that the controls are added pertaining to the future use of the garage. Materials have been reviewed and are deemed to be acceptable.

7.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality and Chichester Harbour National Landscape.

(iii) Impact on neighbour amenity

7.8 To the east of the application site is Lunday House. These properties are sited within close proximity with front elevations that are level with one another. The garage would be sited over 10 metres forward of Lunday House and therefore would not result in any overshadowing to Lunday House. No harm to the amenity of this property has been identified.

7.9 To the west of the application site is Kilrush. The garage would be sited away from Kilrush and is not considered to result in any harm to the amenity of this property.

7.10 Concerns in relation to flooding have been raised and Havant's Building Control Team have commented in this regard:

The disposal of surface water from roofs is covered by the Building Regulations under Approved Document H 3 Rainwater drainage with support from BRE 365 (Soakaway design) and associated guidance documents.

7.11 It is therefore noted that if there are to be any increased pressure on drainage due to excess surface water, then this would be covered by Building Regulations requirements.

(iv) Flood risk

7.12 This site is located within Flood Zones 2 and 3 and the applicant has supplied a Flood Risk Assessment. The submitted FRA has been reviewed and is considered acceptable for a householder proposal of this scale, in accordance with Policy CS15 of the Havant Borough Local Plan (Core Strategy). It confirms that finished floor levels will match those of the existing dwelling.

(v) Biodiversity Net Gain

7.13 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

8.1 The scale, siting and design of the proposal would have a limited and acceptable impact on neighbouring properties, flood risk considerations, the character of the area and the adjacent Chichester Harbour National Landscape and is therefore considered to be appropriate and recommended for approval.

9. RECOMMENDATION:

That the authorised to Approve with Conditions for application APP/25/00764

Conditions:

1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Proposed site plan (front) uploaded 25.02.2026
Proposed site plan uploaded 25.03.2026
Materials Specification uploaded 25.03.2026
Flood risk Assessment uploaded on the 11.11.2025
Planting Specification Acorn Gardens V2 part 1 25.02.2026
Planting specification Acorn Gardens V2 Part 2 uploaded 25.02.2026
25036 501 REV P4 Proposed garage elevations and floor plans uploaded 25/2/26
Location plan uploaded on the 29.9.2025

Reason: To ensure provision of a satisfactory development.

3) The development hereby permitted shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for any business, commercial or industrial purposes whatsoever.

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.

4) The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

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.

5) The landscaping works shown on the approved plans (Proposed site plan (front) uploaded 25.02.2026, Planting Specification Acorn Gardens V2 part 1 25.02.2026 and Planting specification Acorn Gardens V2 Part 2 uploaded 25.02.2026) shall be carried out in accordance with the approved details and within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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.

Informatives:

1. 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:

You were updated about issues after the initial site visit,