

DELEGATED OFFICER REPORT

PROPOSAL	Demolish and replace existing garage
LOCATION:	Northwood Farmhouse, Northwood Farm, Northwood Lane, Hayling Island, PO11 0LR
REFERENCE NO:	APP/26/00045
APPLICANT:	Mr & Mrs Repton
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/03/2026
APPLICATION EXPIRY DATE:	14/04/2026
WARD:	Hayling West
SUMMARY RECOMMENDATION:	Approve with conditions

1. Site Description

Northwood Farmhouse is a substantial Georgian style two storey dwelling located within the Rural area, at the eastern end of Northwood Lane. It has cream render elevations with original wooden sash windows beneath a slate roof with brick chimney. At the eastern end is a single storey side extension which is linked flint outbuilding to the east elevation and a lean-to style conservatory to the south elevation. The curtilage extends to the south and west, with a gravel driveway to the east and north. The site is relatively level, but there is a slight slope, sufficient for the single storey eastern end of the dwelling to be set at a slightly lower level. The flint store extends to the east and beyond the application site into the adjacent farm complex with some of the outbuildings having lean-to roofs onto the east elevation of the application dwelling.

The property is on the Local List of Buildings of Interest, being an 18th Century farmhouse. The stone plaque on the building states 1862.

2. Planning History

01/54468/000 - Single storey rear extension to kitchen/dining to link with small barn and associated alterations including new roofs to link to existing farm out buildings., PERM,02/01/2002

APP/16/00638 - First floor rear/side extension., PERM,22/07/2016

APP/17/00960 Application for non-material amendments to Planning Permission APP/16/00638 relating to changes to design and size of windows in north and south facades of approved extension. PERM

APP/17/00957 - Demolition of existing garage, construction of detached garden room/kitchen to south of dwelling and new detached garage with home office above to north of dwelling.

3. Proposal

Demolish and replace existing garage

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

Chichester Harbour Management Plan 2024-2025 Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5. Statutory and Non Statutory Consultations

Conservation Officer

I note that Northwood Farmhouse is a locally listed building however, this proposed would not affect that as it is limited to the garage and its proposed replacement. The proposed garage is deemed to be acceptable from a heritage perspective, in that it would not result in harm to the historical significance of the non-designated heritage asset. Overall, I have no objection to the proposal.

County Archaeologist

Thank you for your consultation. In view of the small scale of the works I would not raise any archaeological issues,

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: 3

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
- (iii) Effect on neighbouring properties

(i) Principle of development

7.2 The application site is located beyond any settlement policy boundary and therefore within the rural area. As a garage to replace existing, there are no objections in principle and the application is subject to the usual development control criteria.

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

7.3 The proposal comprises a detached garage to replace the existing garage located towards the front of the application site. The proposed garage would have dimensions of approximately 6.2 metres width by 6 metres depth. It would have a pitched roof with an eaves height of approximately 2.2 metres and a ridge height of 3.8 metres. Proposed materials include render to the elevations and slate tile to the roof.

7.4 The proposed garage would be visible from the public realm due to its siting adjacent with the front boundary. Despite this, it is considered to be modest in both scale and appearance. Havant's Heritage Officer has reviewed this proposal as this building is Locally Listed has stated that it would not result in harm to the historical significance of the non-designated heritage asset.

7.5 Overall, 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 Policies CS16 the HBLP (Core Strategy) and Policy DM20 of the HBLP (Allocations). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.6 There are no residential properties immediately adjacent to the siting of the proposed garage that are deemed to be impacted by this proposal. Consequently, it is considered that the proposal will 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with conditions for application APP/26/00045

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:

25047 101 REV P4 Location and block plan

25047 402 REV P4 Proposed garage floor plans and elevations

Reason: - To ensure provision of a satisfactory development.

3) The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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.

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:

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