

Site Address: Romaine, Stakes Hill Road, Waterloooville, PO7 7BD
 Proposal: Retrospective application for the erection of a brick boundary wall following the removal of pre-existing hedge.
 Application Type: Full Planning Permission
 Application No: APP/24/00499 Expiry Date: 10/09/2024
 Applicant: Mrs J Smith
 Agent: Case Officer: Ikrame Essalih
 Ward: Stakes

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 Romaine, Stakes Hill Road, Waterloo is a two-storey detached dwellinghouse located on a corner plot to the southeast of the junction between Stakes Hill Road and Hurstville Drive. The property is constructed in facing brickwork, complemented by elements of grey timber cladding and light grey stone finish at the front elevation. The property benefits from an entirely hard-surfaced front garden allowing for reasonable car parking space with an open vehicular access from Stakes Hill Road and defined by a brick and timber built boundary wall facing the junction at the northwest side which replaced the thick tall hedges previously located at the same front boundary.
- 1.2 Stake Hill Road is characterised by a slope descending from southeast to northwest while it is noted that the streetscene features residential properties with mid to high front boundary walls.
- 1.3 The surrounding area is residential in character with properties of similar design, type and height and other differing.

2 Planning History

08/68265/000 - First floor extension., REF,12/01/2009
09/68265/001 - First floor extension to south elevation., WD,14/09/2009
09/68265/003 - First floor extension to south elevation., REF,01/12/2009
09/68265/002 - New 2.4m wall fronting Hurstville Drive., WD,23/11/2009
GEN/23/01014 - Replace boundary hedge with wall/fence. INV.

3 Proposal

This application is for the retention of a brick boundary wall with timber slates following the removal of a pre-existing tall hedge.

4 Policy Considerations

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
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Elizabeth (formerly Dianne) Lloyd
No comments received.

Councillor S Milne
No comments received.

Councillor Simon Hagan
No comments received.

Hampshire Biodiversity Information Centre
Within 50m - Priority Habitat - Lowland Mixed Deciduous Woodland
Within 50m - SINC - Frank's Coppice

Officer Comment: *These ecological designated areas are not considered to be impacted by the domestic scale development subject of this retrospective application.*

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: 9

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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 The boundary wall is constructed in facing brickwork and timber horizontal slate at the upper part and extending with a length of approximately 14.30 metres along the northwest corner of the front garden. Measured from the outside, the boundary wall is of approximately 1.92 metres at the highest point and approximately 1.8 metres at the lowest with the timber slates forming approximately a third of the wall. The upper part of the walls allow for visibility and natural surveillance by dint of the gaps between the timber slates while it is noted that the height changes following the ascending road from Hurstville Drive to Stakes Hill Road resulting in a lower height at the main front facing Stakes Hill Road and a higher wall along Hurstville Drive, matching the existing common feature of high boundary fencing and brick walls along the streetscene. The wall as built is considered of a high-quality design and matching the existing materials, in nature and textures, at the main dwellinghouse.
- 7.4 The Council's design guide SPD (2011) specifies that the front boundary wall should respect the character of the road or street and where low boundaries are typical, introducing taller boundaries should be avoided. However, by dint of its corner position and the existing front boundary walls in the area, it is considered that the works have resulted in an acceptable impact on the streetscene and the character of the neighbourhood.
- 7.5 Overall, the design and appearance of the boundary wall are deemed appropriate in context to the main building and the character of the area and is therefore considered to be acceptable, meeting the recommendation of Havant Borough Design Guide SPD and the requirements of Policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 The boundary wall is located in a corner position fronting a highway junction and set back from the public pavement. Therefore, it is considered that the neighbouring properties would not receive any direct impact, nor would the other users of the pavement. Furthermore, by dint of the gaps in the timber part of the boundary wall, it is noted that an appropriate level of natural surveillance would be maintained.
- 7.7 Consequently, it is considered that the boundary wall does not appear overbearing or lead to a loss of light, outlook or privacy and have a 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 Conclusion

- 8.1 The erected boundary wall is considered appropriate in terms of design, scale and position and has a limited and acceptable impact on the character of the area and the neighbouring amenities and is therefore recommended for approval in retrospective.

9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00499, subject to the following conditions:

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

Location Plan - Uploaded 16 July 2024

Block Plan - Uploaded 16 July 2024

Covering Letter - Uploaded 02 July 2024

Photograph of the Wall as Built from Inside the Property - Uploaded 10 July 2024

Photograph of the Wall as Built from the Road - Uploaded 10 July 2024

Photographs of the Property Prior To And After the Erection of the Garden Wall - Uploaded 10 July 2024

Reason: - To ensure provision of a satisfactory development.