
Site Address:	2 Crestland Close, Waterlooville, PO8 9AG		
Proposal:	Erection of a 1.2m high front boundary wall and gate.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00222	Expiry Date:	20/05/2024
Applicant:	Mr Puddick		
Agent:	Mr Potter	Case Officer:	Denise Sheath
	James Potter Associates		
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

2 Crestland Close, Waterlooville, is chalet bungalow link attached by garage to the neighbouring property to the west. The property is constructed with red/brown brick with off white render to the front first floor gable and to the east and rear elevations with a clay hung tiled roof. The property is set back from the highway and is situated within the streetscene of Crestland Close (to the west) and Hazleton Way (to the east). The property benefits from a large rear garden which slopes away from the property. The rear garden has a swimming pool and an outbuilding currently under construction along the rear elevation. The boundary treatment consists of 2m close boarded wooden fencing to the rear and rear side elevations, with the fence staggering on height to the front western elevation, there is current no boundary treatment to the front eastern elevation and a 1.2m brick wall with piers and railings to the front elevation. The frontage is block paved with the availability of parking at least 3No. vehicles.

2 Planning History

APP/23/00978 - Single storey rear and side extension. Single storey front porch extension. Roof alteration to include rear dormer with balcony and privacy screening, front dormer and alteration to existing front gable and change roof material to grey slate roof tiles. PERM - 26/02/2024

3 Proposal

Erection of a 1.2m high front boundary wall and gate.

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)

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

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

This is to notify you that I wish to RED CARD the above planning application to erect a wall round the property. Looking at the Google Street Scene Map for the area, there is already a 2m close-board fence on the right-hand side of the property that extends beyond the building line that should be reduced in height.

To erect the proposed wall round this property will seriously affect the open nature of the street scene and be seriously detrimental to it visually. The house is in a prominent position at the top of the close and could not be in a worse place for this sort of development.

There are one or two properties that have got away with this sort of development in Cowplain, but this was because they did not submit planning applications and enforcement action was not effective, especially during covid.

They could always plant a hedge.

Officer Comments:

Amended plans have been received removing the proposed side boundary treatments and reduce the proposed front boundary wall and gate to a 1.2m height.

Further Comments from Councillor Keast following receipt of amended plans:

Red Card withdrawn in relation to the front boundary wall. The concerns raised regarding the alleged unauthorised erection of boundary treatments to the front side (east and west) elevations has been passed to the enforcement team for investigation.

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: 11

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 application relates to the front boundary wall only. Any alterations to the front side (east and west) boundaries would be dealt with under a separate application if it is deemed planning permission is required.
- 7.4 The proposal seeks to replace the existing front boundary treatment of consisting of a 1.2m high brick wall with attached railings to the top of the wall situated between brick piers with a 1.2m high white rendered brick wall along the front south eastern boundary and a solid timber sliding gate at height of 1.2 to the front south western boundary. There are various styles of front boundary treatments within the two streetscenes in which the application is located between Crestland Close (to the west) and Hazleton Way (to the east). The frontages to Crestland Close and Hazleton Way predominantly consist of brick walls and boundary treatments of no more than 1.2m in height with some properties within Hazleton Way having open frontages.
- 7.5 It is therefore considered that the proposed new front boundary treatment to the application site would not have a harmful impact upon the visual character of the streetscene of Crestland Close and Hazleton Way. The design and appearance of the proposal is therefore 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.

(iii) Effect on neighbouring properties

- 7.6 The proposed replacement boundary treatment to the front boundary is not considered to have a harmful impact upon the adjacent neighbouring properties to the east (No.9 Hazleton Way) and to the west (No.4 Crestland Close) or to the front front (No.1 Crestland Close).
- 7.7 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). It is noted no letters of objection were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00222 for the following reasons

- 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 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.

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

Location Plan and Proposed Block Plan - Drawing No.23007 PL501 REV C - Received 25 July 2024

Proposed Elevations - Drawing No.23007 PL503 REV C - Received 25 July 2024

Proposed Indicative Streetscene - Drawing No.23007 PL502 REV C - Received 25 July 2024

Reason: To ensure provision of a satisfactory development.