
Site Address: 43 Stakes Road, Waterlooville, PO7 5LZ
Proposal: Retention of brick wall adjacent to highway,(northern boundary 1.43 m and southern boundary 1.65 m rising to 1.9 m), and replacement driveway.
Application Type: Full Planning Permission
Application No: APP/22/01055 Expiry Date: 07/04/2023
Applicant: Mr N Wooster
Agent: Case Officer: Graham Speller
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the eastern side of Stakes Road and is occupied by a two storey semi detached dwellinghouse.
- 1.2 The surrounding area is residential in character with properties of varying styles and design including flatted development.

2 Planning History

93/51866/002 - ReBuilding of two storey front bay elevation bay window structure
, PERM,23/06/1993
05/51866/003 - Rooms in roof space., WD,23/03/2005

3 Proposal

- 3.1 Retention of brick wall adjacent to highway,(northern boundary 1.43 m and southern boundary 1.65 m rising to 1.9 m), and replacement driveway.

4 Policy Considerations

National Planning Policy Framework 2021
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)
CS20 (Transport and Access Strategy)
DM13 (Car and Cycle Parking on Residential Development)

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 Gary Hughes

No comments received.

Councillor Husky Patel

No comments received.

Councillor Ms C Howard - Purbrook Ward

No comments received.

Hampshire Highways

The proposal is to retain boundary ways located either side of the existing driveway. The application form states that there are no changes to the existing access to the proposed highway which takes the form of a dropped kerb. Works will however be carried out to the driveway/parking area in terms of surfacing.

The Highway Authority are satisfied that the two walls constructed either side of the driveway have no significant impact on the available visibility to/from the footway or carriageway and would therefore recommend –

No objection subject to following condition:

HARD SURFACE MATERIALS PROVISION

The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

One letter of representation raising the following concerns:

- Height of wall causes sight obstruction to property's
- Have suffered a few near misses walking dog with vehicles reversing out of driveways
- Main route with lots of children using the pavement
- Close to sharp corner
- Accident waiting to happen

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
- (iv) Highway safety

(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 It is noted that other properties in the locality have boundary walls and whilst the walls that have been constructed are in excess of what would be allowed under permitted development, they are not considered to result in any adverse impact on the character or visual amenities of the street scene. It is also proposed to re pave the driveway with resin or block paving, either of which would be acceptable.

7.4 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.

(iii) Effect on neighbouring properties

7.5 It is considered that the proposal will not appear overbearing and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite, 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.

(iv) Highway safety

7.6 Whilst an objection has been raised by a resident regarding highway safety, as noted above, the Highway Authority is satisfied that the two walls that have been constructed either side of the driveway have no significant impact on the available visibility to/from the footway or carriageway. However, a condition is recommended to ensure that the proposed hard surface/s shall be either made of porous materials or provision shall be made to direct run off water from the hard surface to a porous or permeable surface within the site. This is to ensue that adequate provision is made for surface water drainage and avoid discharge onto the public highway.

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours/ the character of the locality and highway safety and is therefore considered to be appropriate and recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/01055 subject to the following conditions:

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

LOCATION PLAN
PLANS

Reason: - To ensure provision of a satisfactory development.

- 2 The proposed hard surface/s shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site.

Reason - To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway in the interests of highway safety and having due regard to policies CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2021.