
Site Address:	193 London Road, Cowplain, Waterloooville, PO8 8ER		
Proposal:	Construction of a new boundary wall with gates.		
Application Type:	Full Planning Permission		
Application No:	APP/23/00198	Expiry Date:	02/05/2023
Applicant:	Mr Robins		
Agent:	Miss H McCrudden	Case Officer:	Ikrame Essalih
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 193 London Road, Cowplain is two storey semi-detached dwellinghouse, with accommodation in the roof space, constructed in red brick with elements of white render and red tile hanging over the ground floor window, and brown roof tiles with three roof light windows on the front elevation, two roof light windows on the side elevation and two roof light and a dormer window on the rear elevation. The property benefits from a single storey rear extension which was approved under prior approval and a shed in the rear garden. The front of the property is paved with vehicle access from London Road and provides a car parking area for 5 to 6 cars.
- 1.2 The surrounding area is of residential character with a variety of single and two-storey detached, semi-detached and terraced dwellings of varying design. The boundary treatments within the street varies from low boundary brick walls or open fencing, coupled with mature hedging and boundary walls comprising medium height mature hedging and brickwork walls.

2 Planning History

01/52224/006 - Conservatory to rear., PERM,17/08/2001

91/52224/002 - First floor side extension with balcony to rear to provide granny annexe., REF,02/09/1991

91/52224/003 - Garage conversion and first floor extension, PERM,11/12/1991

92/52224/005 - Rear Dormer, PERM,26/11/1992

Adjacent site:

APP/16/00065 - Erection of 3No. 4 bed detached dwellings, with associated parking and carport for plot 3 and revised vehicular access onto London Road (approved 18/03/2016). Request to Discharge Conditions 8, 9, 10, 11 and 12 (04.05.2016)., PERM,18/03/2016

APP/21/00251 - Prior notification for single storey development extending 5.30 metres beyond the rear wall of the original dwelling, incorporating a maximum height of 4 metres and an eaves height of 2.80 metres., GPDC,15/04/2021

3 Proposal

The proposal consists of building a new boundary wall of 1.8 metres height with composite gates.

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)
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)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Keast - Cowplain

No comments received.

Councillor Narinder Bains - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

No comments received.

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant is proposing to construct a new boundary wall and gates at the front of their property. It is noted that drawing LR2023-PD102 Rev A suggests that the gates are to be set back 6.0m from the back of the highway which is agreeable considering the precedent of gates already present along London Road in the vicinity of this site.

Pedestrian intervisibility splays should be provided in accordance with HCC TG3 should be provided to ensure that the alterations do not hinder any achievable visibility for vehicles to see pedestrians and cyclists appropriately. Further information can be found at the following link: TG3 - Stopping Sight Distances and Visibility Splays

(hants.gov.uk).

The type of gates should also be clarified. The applicant should be made aware that gates should either open inwards onto the property or be sliding.

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Officer comment : The proposed gate has been set back 6 metres from the edge of the highway. In regard to the pedestrian/ vehicle intervisibility, the proposed plans have been reviewed following the HCC TG3 guidance on paragraph 3.7.2, Figure 3.5 on page 12 of the document. It is considered that the position of the gate and the proposed boundary wall is meeting the requirements. As for the type of gates, the applicant has confirmed that the gates would be opening inwards onto the property.

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: 7

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
- (iv) Highway matters

(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 proposal consists of demolishing the existing boundary wall in the front of the property and replacing it with a new boundary wall of 1.8 metre height with composite gates. The wall would be constructed in red multi facing bricks with a wooden effect composite gate. Therefore, the design and materials are considered to be in keeping

with the context of the main house and the character of the area.

- 7.4 With regard to the height, 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. It was acknowledged that the proposed boundary wall is higher than the average front boundary in the area, however the street scene consists of various heights and design boundary treatments of which some are of similar height and features as the proposed boundary. Consequently, it is considered that the proposed works would have acceptable impact on the streetscene and the character of the neighbourhood.
- 7.5 Overall, the design and appearance of the proposal is deemed appropriate in context to the main building and the character of the area 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 neighbouring properties have boundary walls of different heights and design. The adjacent properties at No.191 and No.195 have boundary walls constructed of red bricks coupled with tall hedges behind. The proposed replacement of the boundary wall and addition of a gate would not create any overshadowing, overlooking or overbearing impacts to the adjoining properties, hence would not result in any adverse effect on the residential amenities.
- 7.7 The property on the other side of the road benefits from a tall hedge boundary and is located at a sufficient distance to avoid any harmful impact caused by the proposed works.
- 7.8 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.

(iv) Highway matters

- 7.9 The proposed gate would be opening inwards onto the application site. It has been set back by 6 metres from the edge of the road, allowing an entering or exiting car to be outside and off the road while the gate is closed. Furthermore, the position of the gate and the boundary wall is considered appropriate and complying with Pedestrian/Vehicle Intervisibility requirements stated in the technical guidance note TG3 and recommended by Hampshire Highways. Consequently, the proposed works are deemed appropriate and should not be harmful to highway safety.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and in terms of highway safety. Therefore, it is deemed appropriate and acceptable. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/23/00198, subject to the following 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:

LR2023-PD101 EXISTING SITE AND LOCATION PLANS
(Excludes proposed block plan)

LR2023-PD102 REV A PROPOSED SITE PLAN, ELEVATIONS AND
STREET SCENE

APPLICANT EMAIL REGARDING GATE TYPE dated 21st June 2023

Reason: - To ensure provision of a satisfactory development.

- 3 The proposed wall materials used shall match, in type, colour and texture, those of the existing building so far as practicable and the gate will be of composite wood effect.

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.