
Site Address: 148 West Street, Havant, PO9 1LP
Proposal: Removal of existing boundary wall and extension to hardstanding.
Application No: APP/22/01014 Expiry Date: 16/12/2022
Applicant: Mr and Mrs Feeney
Agent: Mr T Peters Case Officer: Graham Speller
ATP Design Ltd.
Ward: Bedhampton
Site Visit Date: 04/11/2022

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The site is located on the northern side of West Street within the Brockhampton Conservation Area and is occupied by a two storey semi detached dwellinghouse.
- 1.2 The surrounding area is residential in character with houses of varying styles and design.

2 Planning History

- 2.1 There is no relevant planning site history.

3 Proposal

- 3.1 Removal of existing boundary wall and extension to hardstanding.
- 3.2 The proposals were amended during the course of consideration in that a retaining wall has been relocated and tracking shown. Reconsultation was carried out.

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)
DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

DM20 (Historic Assets)
AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist

No comments received.

Conservation Officer

As the site is within the CA, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment:

The landscaping area would be lowered in height to allow for more parking on site and the wall will be replaced by a partly new wall and timber sleepers of the same height as the existing wall.

This section of West Street is not uniform in design however, many properties have low height walls. This would be retained with this proposal, albeit part of the wall would comprise of sleepers to retain the landscaping section.

Overall it is considered that the proposal would not result in harm to the conservation area and would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the relevant national and local planning policies.

Conclusion:

No objection.

Councillor D Guest

No comments received.

Councillor Liz Fairhurst - Bedhampton

No comments received.

Councillor Mark Inkster

No comments received.

Hampshire Highways

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

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. However, the Highway Authority wish to make the following comments.

Drawing number 101 shows the proposed parking plan for the site. It is noted that a tight arrangement is proposed with no tracking provided in support of the application. Additionally, the dropped kerb is not proposed to be extended therefore no additional width is provided to aid manoeuvring. The applicant should ensure that all manoeuvring is undertaken within the curtilage of their property boundary.

For more information on standing advice please use the following link:

www.hants.gov.uk/transport/developers/consultation

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: 10

Number of site notices: At least one site notice exists

Statutory advertisement: 11/11/2022

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 conservation area
- (iii) Effect on neighbouring properties
- (iv) Impact on 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 conservation area

7.3 It is noted that other properties in the immediate locality have altered their driveways; in particular No.s 154 -156.

7.4 As noted above, the conservation officer acknowledges that this part of West Street is not uniform and that, overall, it is considered that the proposal will not result in harm to the conservation area and would meet the test of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

7.5 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 CS11 & 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 As noted above, the proposals were amended during the course of its consideration in that a retaining wall has been relocated to be 1500mm from the boundary with the adjoining property.

7.7 It is considered that the proposal will 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 formal letters of objection were received with respect to the scheme.

(iv) Impact on highway safety

- 7.8 The Highway Authority has raised no objections but comments that the applicant should ensure that all manoeuvring is undertaken within the curtilage of the property boundary. The applicant's agent has provided a tracking drawing that illustrates vehicles can manoeuvre into and out of the site using the existing dropped kerb. The proposal is therefore not considered to be detrimental to highway safety and is considered to be in compliance with Policy DM13 of the HBLP (Core Strategy).

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 conservation area 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/22/01014 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:

102 - LOCATION AND BLOCK PLANS

101 REV B – AMENDED EXISTING AND PROPOSED SITE PLANS

201 REV A – AMENDED EXISTING AND PROPOSED ELEVATIONS

DESIGN ACCESS AND HERITAGE STATEMENT

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.