
Site Address:	108A London Road, Widley, Waterlooville, PO7 5AA		
Proposal:	Proposed front boundary wall.		
Application No:	APP/20/00832	Expiry Date:	07/11/2020
Applicant:	Mr Faria		
Agent:	Mr Jay	Case Officer:	Bee Crawford
	The Planning Service		
Ward:	Purbrook		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a newly built two storey detached property which previously formed part of the garden of 108 London Road (which is a Grade II listed building). It has a red tiled pitched and hipped roof and elevations of white painted render. The site is level with open vehicular access leading to a block paved drive with 1.6 metre high fencing to the front boundary rising to 2 metres to the remaining boundaries.
- 1.2 There is a large detached dwelling to the north which has Grade II listing status, allotments to the south and open land opposite screened by mature hedging. The area is of medium density of a mixture of detached two storey dwellings of individual age, style and design together with commercial businesses and allotments.

Note - Due to Coronavirus a site visit was not possible but the agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The proposed is for the construction of a 1.6 metre high proposed wall with iron railings between pillars and installation of a new pedestrian and vehicular gates to the front boundary.

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)

CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer

The property comprises a new dwelling which is built in the subdivided plot of the adjacent listed building (No. 108 London Road). The boundary to the London Road for the adjacent listed building comprises a 2m high wooden fence and the listed building is not visible from the road due to the high level of tree screening within the plot. The new building fronts directly onto London Road and has a front driveway.

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Assessment

The proposed wall would be of a high quality design using a combination of a stock brick, iron railings and stone capping and would improve the visual impact of the property within the wider streetscene. It is considered that no harm would arise to the adjacent heritage asset which is not visible from the streetscene. The materials to be used for the wall are set out on Drawing No. P004 and the brick to be used is a red stock multi brick which is appropriate for use.

Conclusion

No objection

Hampshire Highways

The applicant is proposing to erect a boundary wall to the west of 108A London Road. The property is served via an existing dropped kerb on London Road. Given the slow speed at which vehicles will be leaving the property through the gates and the set back from the highway, the proposed wall is not considered to impact on the safety of the access.

The Highway Authority therefore raise no objection to the proposal.

Property Services Manager

HBC owns adjoining land in Purbrook allotment. If no encroachment or access taken onto HBC land, then no objection to the development.

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: 1

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 the character of the listed building
- (iv) 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 proposed new 1.6 metre high front boundary will consist of a wall with iron railings between brick piers and inward opening iron pedestrian and vehicular gates. It will replace the existing 1.6 metre fence to part of the front boundary and will increase the security of the site. The gates are positioned adjacent to the highway and whilst the plans indicate they are to open inwards onto the site a condition is recommended to ensure this is maintained.

- 7.4 London Road is diverse, characterised by properties of individual age, style and design with various boundary treatments. Consequently it would be difficult to argue that the proposal would be visually harmful and it is therefore considered that the proposal is unlikely to lead to a detrimental effect on the character of the streetscene.
- 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 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 the character of the adjacent listed building

- 7.6 The adjacent listed building is situated to the north of the site on a good sized plot with the main dwelling set back 9 metres from the road and 10 metres from the shared boundary with the application site. The boundary with the application site comprises a 2 metre high wooden fence and the listed building is not visible from the road due to the high level of tree screening within the plot.
- 7.7 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. Comments received from the Council's Heritage Team noted that the boundary treatment is of a high quality design and the proposed red stock multi brick is appropriate for use. It is therefore considered that no harm would arise to the adjacent heritage asset which is not visible from the streetscene and any impact would be acceptable in planning terms.

(iii) Effect on other neighbouring properties

- 7.8 No properties are opposite the site and there are allotments to the south of the site. It is therefore considered any impact would be acceptable in planning terms.
- 7.9 Consequently, 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 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 scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00832 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 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 proposed gates shall open inwards onto the site as indicated on Drg no. P002 rather than out over the public footpath and at all times shall be maintained in such an operational manner.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

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

Drg no. E001	Existing location and block plans
Drg no. E002	Existing photographic views
Drg no. E003	Existing site and south and west elevation plans
Drg no. P001	Proposed location and block plans
Drg no. P002	Proposed site and south and west elevation plans
Drg no. P003	Prospective view 1 and 2 plans
Drg no. P004	Prospective view 3, cross section and front boundary plans dated 04/10/2020

Design and access statement

Reason: - To ensure provision of a satisfactory development.