
Site Address:	Land rear of 97a Lovedean Lane, Waterloooville, PO8 9RN		
Proposal:	Installation of new automated front gates.		
Application No:	APP/20/00567	Expiry Date:	07/09/2020
Applicant:	Mr Herringate Herringate UK		
Agent:	Mr S Rolison	Case Officer:	Selina Donophy
	R and R Design Studio		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is land rear of 97a Lovedean Lane, Waterloooville. This site houses 3 properties, one detached and a semi-detached pair granted planning permission under application APP/18/01107 and are currently known as plot 1, plot 2 and plot 3. The site is accessed via Lovedean Lane, which also offers access to nos 97a and 97b Lovedean Lane which are located to the north of the application site. The proposed gates would be located on the tarmac drive leading into the entrance to the properties adjacent to plot 1 and the edge of the curtilage of the site to the east.

2 Planning History

04/58832/007 - Alterations to existing builders store to form a detached 3 bed dwelling with associated parking utilising new access to Lovedean Lane., WD,15/02/2005
07/58832/011 - Application for removal of a minor limb on west side and a crown reduction of 25% an Oak tree within Woodland 1 subject to TPO 1641., PERM,05/06/2007
08/58832/012 - Fell 4No. Cherry trees and crown reduce an Oak tree by 2 metres. All within Tree Preservation Woodland Zone 1641., PERM,03/12/2008
09/65459/002 - Single storey rear extension with adjoining conservatory., PERM,17/11/2009
APP/16/00248 - Reduce lateral spread to the south side by 2m to 2.5m overall making all final cuts adjacent to living growth points 1No. Oak; crown lift to 1m Yew and Hazel trees, reduce back to old pruning points Cherry trees; Crown lift by removing the 'dropper branches' of less than 70mm diameter from the undersides of the main limbs to achieve a ground clearance of 3m to 4m 1No. Oak tree all trees are within Woodland 1 subject to TPO 1641., PERM,22/06/2016
APP/16/00655 - Crown reduce 1No. Field Maple (T7) by 5m to leave crown of 15m high and 9m wide, subject to TPO 1641., REF,01/08/2016
APP/17/00041 - Fell 2No. Wild Cherry trees (T1) and 1No. Oak (T2), within Woodland W1, subject to TPO 1641., PERM,03/02/2017
APP/17/00072 - Woodland to be managed by the following intervention:
Removal of invasive species (Rhododendron/Laurel) marked with X (physically marked on site).
Hazel and Holly to be re-coppiced marked with : (2 dots) (physically marked on site) - selective coppice.
Removal of selected Holly with a diameter of 0.75cm and below.
3m Buffer Zone to be retained on the perimeter of woodland.
Removal of dead trees and where appropriate retain some habitat piles.
, PERM,16/02/2017
APP/17/00302 - Fell 2No. Oaks, subject to Woodland Order TPO 1641.,

PERM,27/04/2017

APP/18/01107 - Erection of 3No. 4 bed dwellings including parking and landscaping (approved 22.3.19). Request to Discharge Condition No. 6 (recd 9.7.19). Request to Discharge Condition 3, 15 and 18 (26.09.19). Request to Discharge Condition 16 (19.11.19). Request to Discharge Condition 17 (28.1.2020), PERM,22/03/2019

3 Proposal

Installation of new automated front 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)

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

Havant Borough Local Plan (Allocations) July 2014

Havant Borough Pre Submission Local Plan 2036

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comment

Councillor E Shimbart - Hart Plain

No comment

Councillor P Bains - Hart Plain Ward

No comment

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: 13

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Trees
- (v) Impact on the highway

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 This proposal comprises a set of gates at the entrance to the development of 3 plots on land to the rear of Lovedean Lane. The gates would be automatic opening with entry use with a fob and guest entry with a video/intercom entry system . The gates would be black wrought iron, set on brick piers with reconstituted stone pier caps and would also include a metal gate for pedestrian access to the side. The main gate used for vehicular access would have a width of approximately 3.3 metres and maximum height of 2.2 metres and the pedestrian gate would be approximately 1.2 metres in width with height of 1.9 metres. The proposed gates are not judged to cause any visual harm and would not be readily visible from the public realm unless accessing the properties.

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) Impact upon residential amenity

7.5 The gates proposed would be of use by the residents in the plot properties . They are not judged to have any impact on the amenity of surrounding properties. Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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) Trees

7.6 The proposed gates would be set away from the root protection area of the TPO trees on site.

(v) Impact on the highway

- 7.7 The proposed gates would be set away from the adopted highway and would be inward opening, therefore not judged to have any impact on the highway.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00567 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:
1120 Block and location plans
1122 Proposed site plan
1123 Proposed plan and elevation
Gate details email received 26.08.2020 and email regarding gate details received on the 27.07.2020
Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the gate have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.