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Site Address: 9A Oaklands Grove, Waterloooville, PO8 8PR  
Proposal: Retrospective application for installation of inward opening electric gates, 1.8 m high 1.2 m wide and supporting pier wall.  
Application No: APP/19/00842                      Expiry Date: 28/10/2019  
Applicant: Mrs Finlay  
Agent:                      Case Officer: Selina Donophy  
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

9A Oaklands Grove is a two- storey, semi- detached dwellinghouse located on the North side of Oaklands Grove. The property is constructed with facing brickwork and concrete tiles with a hard surfaced concrete driveway which has singular access via a dropped kerb with parking space for 5 vehicles.

This property was previously ungated, with no front boundary wall or fencing except a brickwork pillar. This application is retrospective for the installation of electronic gates on the front boundary of no 9A Oaklands Grove.

## **2 Planning History**

## **3 Proposal**

Retrospective application for installation of inward opening electric gates, 1.8 m high 4m wide and supporting 1.8 m high pier wall.

## **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)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

### **Hampshire Highways**

The Highway Authority's normal requirements for the positioning of gates is a minimum of 6m measured from the edge of the carriageway of the adjacent highway. This retrospective application does not comply with this requirement. That said, the adjacent property to the West does not either and as the highway is a very minor one it would not be appropriate for the Highway Authority to object.

## **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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

| <b>Comment</b>       | <b>Officer Comment</b> |
|----------------------|------------------------|
| 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) Appropriateness of design and impact on the character of the area
- (iii) 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 Permission for a 1.24 metre by 1.8 metre pier wall and 4 metre by 1.8 metre electronic gates is sought retrospectively at number 9A Oaklands Grove. The electronic gates are a significant height in comparison to the previously open driveway and the surrounding residential area, which have retained fairly open driveways with low boundary walls and screening foliage. Despite this, the nature of the gates in their colour and style have remained unobtrusive, the black metal frame retains visibility to the front of the property from the streetview, subsequently avoiding creating any potential for a fortress type effect.

The front boundary brick pier wall has been heightened and extended from a previous width of approximately 25cms however similar brickwork and style have been retained

which do not appear out of place with the existing character of the streetscene.

(iii) Effect on neighbouring properties

- 7.4 The development is not deemed to have any immediate effect on neighbouring properties or local amenity. The electronic gates are inward opening, meaning this should not affect pedestrian access to the pavement and the height of the boundary wall has not been increased enough to affect visibility for vehicles from both 9A and the neighbouring property.

No objections have been received in relation to this application and although there is some visual impact on the streetscene it is deemed that this will be fairly unobtrusive to the character and appearance of the street.

- 7.5 Consequently, whilst we are aware that works have already been completed, 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).

## 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/19/00842

Subject to the following conditions

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

Block Plan received 02/09/2019  
Location Plan received 02/09/2019  
Photographs received 27/08/2019

**Reason:** - To ensure provision of a satisfactory development.