

Recommendation: **GRANT PERMISSION**

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist, Havant Borough Council

No objection. The hedge is in a poor condition.

Hampshire Highways

I confirm the Highway Authority have no objection to this proposal.

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We have no objection to this application and fully support the proposal.	Noted

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 The existing hedging along the boundary of the property is in poor condition and is diseased and dying in places. The proposed wall, fence and gate are of a good design and quality, the painted render to be used on the proposed wall is in keeping with the materials on the main dwelling. The proposal would not have an adverse effect on the character of the area.

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) Effect on neighbouring properties

- 7.5 The neighbouring property to the east is separated by a public footpath, the proposal would not have a negative impact upon this neighbouring property.
- 7.6 The proposal would not have a negative effect to the neighbouring property to the north, the existing hedge to be along the shared boundary of this property will remain the same, the proposed wall and fencing would be visible but would not cause an overbearing impact. Therefore the effect on this neighbouring property would be minimal.
- 7.7 The neighbouring properties to the south are a distance of between 10.09m and 12m from the proposal, the proposal would have a minimal impact upon these neighbouring properties.
- 7.8 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.

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/19/00737 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 23 July 2019

Design and Access Statement - Received 23 July 2019

Location Plan - Drawing No. 42PARKWAY06 - Received 23 July 2019

Block Plan - Drawing No. 42PARKWAY05 - Received 23 July 2019

Existing Block Plan - Drawing No. 42PARKWAY03 - Received 23 July 2019

Proposed Block Plan - Drawing No. 42PARKWAY04 - Received 23 July 2019

Parking Plan - Drawing No. 42PARKWAY02 - Received 23 July 2019

Proposed Floor Plan and Elevations - Drawing No. 42PARKWAY01 -
Received 23 July 2019

Reason: - To ensure provision of a satisfactory development.