
Site Address:	63 Staunton Avenue, Hayling Island, PO11 0EW		
Proposal:	Replacement of existing hedge and wooden fence with brick wall and wooden gates.		
Application No:	APP/18/00978	Expiry Date:	03/12/2018
Applicant:	Mr Fownes		
Agent:		Case Officer:	Denise Sheath
Ward:	Hayling West		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a detached bungalow constructed of redbrick and a hung tiled roof, there are two dormers the front of the property and two attached garages with extra availability for off road parking. No. 63 Staunton Avenue is located on the corner of Staunton Avenue and Bacon Lane, Hayling Island. The existing boundary treatment is an approximately 1.8m close boarded fence to the boundary of Bacon Lane and a diagonal fence 1.8m fence to approximate 1m fence on the corner at Staunton Avenue and Bacon Lane which has a hedge along the top of the fence panel as it slants into a straight line. The fence and hedge continue into Staunton Avenue until the existing five bar entrance gates. The approximate 1m fence with approximate 30cm, hedging across the to continues to the boundary of the site.

The street scene of Staunton Avenue is relatively consistent, with dwellings of varying sizes, designs and materials. Most dwellings are set back from the highway with boundary treatments comprising a combination of both soft landscaping and either fencing or a brick wall.

2 Planning History

01/62683/000 - 1.22 metre high brick boundary wall fronting Staunton Avenue.,
PERM,25/04/2001

03/62683/001 - Provision of accommodation in loft space incorporating new dormer window to west (front) elevation and new pitched roof over the existing dormer.,
PERM,17/06/2003

86/33223 - Construction of double garage and conversion of existing garage into dining room without complying with Condition 4 of planning permission 33223, dated 9th July, 1986 which required the existing access in Bacon Lane to be abandoned,
UNK,16/09/1986

3 Proposal

Replacement of existing hedge and wooden fence with brick wall and wooden gates. Amended plans were received 31.10.18 which changed the design of the wall. A email was received confirming the materials to be used for the gates 27.11.18

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

- No excavation or new tree planting should be located within 3 metres either side of the external edge of the public sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Furthermore, due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers, it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk".

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: 7

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 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 As described above, the street scene of Havant Road is varied, with little consistency in terms of dwelling size, design and use of materials. The proposed boundary wall is not seeking to increase in height and given the varying street scene is considered to respect the character of the road. On this basis, it is considered that the proposal is in accordance with Policy CS16 of the Havant Borough Council Core Strategy and Design Guidance.

- 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 proposal is a significant distance away (approximately 10m) from the neighbouring property at No.61 which is separated by a highway and screened by an approximately 1.8m close boarded fence and hedging therefore any impact on this property would be minimal.
- 7.6 The neighbouring property at No. 65 have an approximately 1m close boarded fence and hedging over the top at approximately 2m to their front boundary and screening of shrubbery and 1m fencing to the north elevation, therefore the effect on this property would be minimal.
- 7.7 There is a distance of approximately 20m from the properties opposite the application site, therefore the effect on these neighbouring properties would be minimal
- 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.
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9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/00978 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:

Application Form - Received 28 September 2018

Location Plan Received - 08 October 2018

Block Plan - Received 08 October 2018

Photographs - Received 28 September 2018

Amended Proposed Elevation Plan - Received 31.10.18

Confirmation of Materials for the Gate - Received 27.11.18

Reason: - To ensure provision of a satisfactory development.