

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

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

Arboriculturalist, Havant Borough Council

Updated Comments:

There is no arb objection to this application - Maria has just highlighted that the tree information is inaccurate and that this should be made aware as an advisory.

Original Comments:

Having received the updated information in relation to the trees (from Critchley Architecture & Design) I do not agree with the categorisation of T1. It is not a category B tree and there has been no reference made to the bracket fungus around the base. Due to the poor condition of the tree, any disruption to its roots will increase its decline therefore I object to this course of action. Although I note that the tree is outside the control of the application my recommendation is that the tree should be removed.

I also note that protective fencing is shown to be used. However, there is already a concrete base protecting the roots so I do not see why protective fencing is shown.

Officer Comment: An informative shall be included with the decision.

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: 1

Comment	Officer Comment
When he moved into the property he asked us if he could take down the hedge which was 2 meters tall and replace it with a wooden fence. This he did, and replaced it with a 2.3m fence. He put in a 300mm gravel board with 2m fence which makes it a lot higher then he has asked for in the planning application. Sometime later he started to rebuild his garage in the garden, again it is a lot higher then the original.	See section 7

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
- (iv) Trees

(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 No 18 has erected a replacement detached garage within the rear amenity space of the application site which runs along the shared boundary with the property to the north, No 2 Gladys Avenue. The front hedgerow forming the curtilage boundary to the south has been removed and replaced with a 1.4m high brick wall with pier detailing and black railing. The original hedge boundary to the west has been replaced with 2m high close boarded timber fence with replacement gates towards the north to the site permitting access onto the application site and into the garage. Permission is sought retrospectively for this fence; however permission is also sought for a new boundary brick wall to the west to a height of 1.8m with pier detailing.

7.4 From being on a corner plot No 18 fronts the two highways of Gladys Avenue and Longwood Avenue and any works to the curtilage boundary and property have the potential to be prominent and dominant because of this position. Following a site visit it was noted how the front boundary at No 18 has been built to high quality and although retrospective is to a modest height for a front curtilage boundary which is of a similar appearance to the adjacent neighbour's front boundary No 20 Longwood Avenue. This has ensured that the development to the front of No 18 appears in keeping to the locality and does not look significantly out of place. The design of the boundary with pier detailing and black railing is considered to create an attractive appearance thereby resulting in an acceptable impact to No 18 and the character of the area.

- 7.5 Similarly the 2m high closed timber boarding that has been erected to the west of the application site reflects that of the neighbour and adjacent corner plot No 20 Longwood Avenue which ensures that the development does not look out of place to the locality or close by development. It is noted that the timber fencing is positioned on a concrete base thereby increasing the height modestly however from taking into account that the timber is of an appropriate colour, is thin in nature, staggered to the north in height and is and set away from the highway the impact caused is considered to not severe enough to warrant a refusal of planning permission. The fencing albeit slightly higher is considered to create an acceptable appearance which is considered to not appear significantly dominant or oppressive. The development is therefore considered to be acceptable.
- 7.6 A new brick wall is proposed to replace the timber boarded fence which runs along the west boundary of No 18. A brick wall is bulkier in nature to that of a fence and has the potential to appear over-bearing and dominant. Originally the proposed wall was to a height of 2.1m which alongside the pier detailing created a total height of approx 2.5m which was considered to create a harmful impact to the visual locality of the area due to a lack of other similar development across both streetscenes, the length of the boundary and the combined height and width of the proposed wall. Therefore amended plans have been submitted which reduce this wall to a height of 1.8m which shall be lower then the existing timber fence. The pier detailing shall increase this height modestly however due to the boundary being set off from the highway and the reduction in height the impact caused is considered to be lowered to an acceptable level creating an acceptable impact on the character and appearance of the area. A condition shall be included with the decision to ensure that the brick proposed for the new 1.8m boundary wall matches those of the existing front boundary wall which is to a height of 1.4m. This shall ensure that the development appears in keeping to the other boundaries on No 18 and does not look out of place.
- 7.7 Replacement gates are proposed to the north of the site which are considered to not alter the appearance of the access significantly from the existing which are to a similar height and design. The gates shall be made of iron and shall be to a height of 2.1m which alongside opening into the application site and being set off from the highway is considered to create a limited and acceptable appearance from Gladys Avenue.
- 7.8 The retrospective garage is considered to have been built to a high quality and is set off the boundary to the north by approximately 1.24m with a modest eaves height and pitched roof design. The works are set back from the west boundary facing Gladys Avenue by 8.15m which reduces the developments prominence significantly. Furthermore the overall height of the garage reflects that of the existing and original garage which would ensure that any visual impact caused is similar to that of the existing and is established. The development of the garage is fully screened by No 18 from Longwood Avenue and shall be set away from the curtilage boundary to the front by approximately 26m which is acceptable. Therefore the development is considered to not appear oppressive or obtrusive and would sit comfortably within the plot size available creating an attractive appearance.
- 7.9 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

- 7.10 The works have the potential to impact the adjacent neighbours No 2 Gladys Avenue and No 16 Longwood Avenue however it would be noted that this is primarily from the garage development only and not the boundaries that have been erected to the front

and side of No 18 which impact No 18 alone. Concern has been raised in regards to the garage and that it has been built higher than the previous garage.

- 7.11 No 16 is the dwellinghouse to the east of the application site and has its rear garden in line with No 18. No 16 also has a similar sized and positioned detached garage within its rear garden space which mimics that of the one developed at No 18. The garage at No 18 shall be set off the shared boundary to the east by 1.7m which combined with an eaves height of approx 2.1m is considered to ensure that the works do not appear over-bearing to the neighbour. Due to the position of the garage any impact would be localised to a modest amount of the amenity space of No 16 and combined with the distances and height of the development the works are considered to result in a limited and acceptable impact to this neighbour.
- 7.12 No 2 Gladys Avenue is the dwellinghouse to the north and due to the neighbour being on a position of land higher to that of No 18 and the garage, the proposed development would have a reduced visual impact. The garage is also set off the shared boundary by 1.24m which with an eaves height of approx 2.1m and being pitched away to the south would ensure that the works do not appear dominant or un-neighbourly to No 2. The garage is confirmed to have a greater pitch height than the original but it has a lower eaves height making the overall height similar to that of the original garage at No 18. Due to this, the distances and position of the garage the works are considered to not create any significant additional impact to light levels and shadowing. With no windows within the side elevation of the roof the works are considered to protect privacy levels between the neighbours and result in an acceptable impact.
- 7.13 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).

(iv) Trees

- 7.14 A consultation has been had with the Arboricultural Officer in relation to the development and potential impact caused to a line of mature trees to the north of the application site. Further information was requested as part of the application however following an assessment concern was raised by the officer that this information was inaccurate. No formal objection has been against the application due to the trees being third party owned and the poor quality and health of the closest tree to the west of the application site. However an informative shall be included with the decision to make the applicant aware of this and the potential impact caused.

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/18/01036 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed Site Plan: Drawing No 17070-112 A
Existing and Proposed West Elevations: Drawing No 17070-301 A
Existing and Proposed South Boundary: Drawing No 17070-302 A
Wall Details and Tree Mitigation Measures: Drawing No 17070-603 0
Tree Statement: Received 05.11.2018
Location and Block Plan: Drawing No 17070-101 0
Replacement Garage Photographs: Drawing No 0
Reason: - To ensure provision of a satisfactory development.
- 2 The materials to be used in the construction of the proposed brick boundary wall to the west side of No 18 to a height of 1.8m shall match in type, colour and texture, those of the existing brick boundary wall positioned to the front south curtilage boundary of No 18.
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.