
Site Address:	41 Havant Road, Emsworth, PO10 7JD		
Proposal:	Installation of wooden 5 bar gate.		
Application No:	APP/19/00061	Expiry Date:	25/03/2019
Applicant:	Mrs Beardsley	Case Officer:	Bee Crawford
Agent:			
Ward:	Emsworth		
Site Visit Date:	28/02/2019		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a large older style Grade II listed two storey semi-detached property with a slate tiled pitched and hipped roof and elevations of cream painted render, situated in Havant Road, the main thoroughfare between Havant and Emsworth. The site is level with open vehicular access to the front leading to a large shingled area with shrub borders enclosed with 1.8 metre high fencing, trees and shrubs to the eastern and western boundaries and a 2 metre high fence and shrubs to part of the front boundary.
- 1.2 The adjoining neighbouring semi-detached two storey property is to the east, the front aspect of terraced bungalows in Convent Lane are to the west beyond a private drive and a pair of semi-detached two storey properties are opposite. The area is of medium density with a mixture of two storey detached, semi-detached and terraced bungalows of similar and different age, style and design. It is noted the adjacent property to the east is also listed.

2 Planning History

APP/19/00062 - Listed Building Consent for installation of wooden 5 bar gate, running concurrently with this application.

3 Proposal

- 3.1 The application is for the installation of a wooden 5 bar gate.

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

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|------|---|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design) |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |
| DM8 | (Conservation, Protection and Enhancement of Existing Natural Features) |

Havant Borough Local Plan (Allocations) July 2014

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| DM20 | (Historic Assets) |
| AL1 | (Presumption in Favour of Sustainable Development) |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

Listed Building Grade: Grade 2
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control
Principal Conservation Officer

No Objection.

Forbury is one of a pair of houses that are Grade II listed. They date from 1805 and have rendered walls with a slate pitched roof. The proposal seeks planning permission and listed building consent for the construction of a timber 5 bar gate.

The design of the gate appears to be in keeping with the period of the dwelling. The height of this traditionally designed gate is not overly dominant and will sit comfortably in this position. As such I have no objection to the proposals.

No conditions.

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: 08/02/2019

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
- (iii) Effect on the Listed Building
- (iv) 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 subject to development control criteria.

(ii) Appropriateness of design

7.3 The proposal is for the provision of a 1.27 metre high wooden 5 bar gate attached to the western elevation of the property and the western boundary of the site and would be partially visible from the public realm, although the gate is set back in excess of 25 metres from the front boundary. Comments from the Principal Conservation Officer confirmed the design of the gate appears to be in keeping with the period of the dwelling. The height of the traditionally designed gate is not overly dominant and will sit

comfortably in this position.

- 7.4 It is therefore considered to be acceptable, meeting the requirements of policy CS16 of the HBLP (Core Strategy).
- 7.5 The impact on the historical character of the building is fully assessed in the listed building application (APP/19/00062). In the assessment it is concluded that subject to conditions imposed on the Listed Building Consent, the impact of the development on the character and appearance of the Listed Building would be appropriate.

(iii) Effect on the Listed Building

- 7.6 The property is a Grade II listed building, although it is not situated in a Conservation Area. The Council's Principal Conservation Officer has provided comments and is of the opinion that the proposed works would have a minimal impact on the historic core of the property and as such, would conserve its character. A heritage statement has been submitted as part of the application which covers the requirements of policy DM20 of the HBLP (Allocations)

(iv) Effect on neighbouring properties

- 7.7 The gate is of a modest height, set back from the front boundary of the application site and screened by the property on the eastern side and the 1.8 metre boundary treatment to the west. Subsequently it would not be visible from the properties to the west in Convent Lane or the adjoining property to the east. It is therefore deemed the proposal would not result in any harmful impact to the neighbouring properties.
- 7.8 It is considered the proposal is unlikely to result in an unacceptable level of overbearing and would have a negligible impact on the properties adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received with respect to the scheme.

8 Conclusion

- 8.1 The proposed installation of a wooden 5 bar gate would conserve the character of the listed building. It is therefore considered to be acceptable and is recommended for approval, subject to conditions.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00061 subject to the following conditions

- 1 The works must be begun not later than the expiration of three years beginning with the date of this consent.
Reason: To comply with the requirements of Section 18 of the Planning (Listed Building and Conservation Areas) 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:

Location plan

Block plan

Photographs of proposed location

Elevation of gate

Heritage statement

Reason: - To ensure provision of a satisfactory development.