

Recommendation: **GRANT PERMISSION**

3 Proposal

Installation of electric swinging 2m high vehicular gates and manually operated pedestrian entrance gate. (Resubmission)

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
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Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

This work should have no adverse impact on the Holm Oak protected by a Tree Preservation Order providing the work is carried out in strict accordance with the Arboricultural Method Statement and Tree Protection Plan submitted with the application. I also note the electricity connection plan which is acceptable.

Highways Engineer, Development Engineer

The Highway Authority have no adverse comment to this application

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: 8

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 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.

- 7.4 Amended plans were received with regard to the setting back of the proposal by 4 metres and a new design of the proposed gates has been received which will be more visually pleasing and have less of an impact than the original plans submitted with the application.

- 7.5 The proposed gate will be set back approximately 4 metres from the west boundary line and approximately 6m from the highway. The design of the proposal is a grey powder coated metal frame with cedar vertical slates with varying heights of 1.8 and 2 metres inserted at an angle with spaces between them in such a way that if you are walking along the pedestrian area from the south to the north it will give no visibility into the north area of the garden, if you are walking from the north to south there would be visibility to the shrubbed area of the southern boundary of the property. The gates will open into the property rather than onto the highway. The design of the gates and the fact they will be set back will be more visually sympathetic and have less impact on the character of the area.

- 7.6 The Arborist Report contains measures which are to be complied with to protect the roots of the TPO Holm Oak to the southwest corner of the boundary, the Copper Beech tree to the southern boundary tree will not be affected by the proposed development.

(iii) Effect on neighbouring properties

- 7.7 The effect on the neighbouring properties to the north and south will be minimal as the area is covered by dense shrubbery, the effect on the neighbouring properties to the west elevation will be minimal as the proposal is set back 4m within the boundary and would not be as visually impacting if the proposal was along the boundary line.

- 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/18/00823 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the gate have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and 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 strictly in accordance with the Arboricultural Method Statement Ref: 0968.bjh.July18; Tree Constraints Plan drawing BJH01/02 and the Tree Protection Plan drawing BJH03/04.
Reason: To ensure the protection and retention of trees in the interests of the character and appearance of the area having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form
Location Plan Received 14 August 2018
Amended Block Plan - Received 25 September 2018
Arboricultural Method Statement - Received 14 August 2018
Tree Protection Plan Drawing No. BJH 03/04- Received 14 August 2018
Tree Constraints Plan Drawing No. BJH 01/02 - Received 14 August 2018
Amended Proposed Gates - Received 02 October 2018

Reason: - To ensure provision of a satisfactory development.

