



Planning Report

18 Longwood Avenue, Waterloooville, PO8 8HX

Mr Gary Hattersley

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Martin Critchley,
Critchley Architecture And Design,
The Old Brewery,
15E South Street,
Havant, PO9 1BU

1.0 Generally

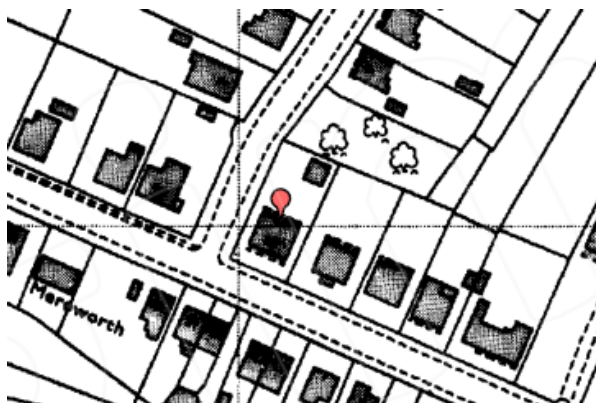
- 1.1 This Planning Report forms part of a Retrospective Householder Application to Havant Borough Council for a replacement detached garage and boundary treatments at 18 Longwood Avenue, Waterlooville, PO8 8HX.
- 1.2 No other purpose is anticipated or accepted. Copyright of this report remains with Critchley Architecture and Design Ltd.

2.0 Garage

- 2.1 The subject site previously had a single storey detached garage with a pitched roof, based in the north-east corner of the subject site. This garage was over 2.5m in height. Please see below:



- 2.2 The garage, as photographed above, was erected in the 1970's. Please see the 1970's Map below:



- 2.3 The applicant has re-built a garage using the same footprint as its predecessor. The eaves height is lower than the previous garage, and the pitch has been raised by 5° which keeps the overall height the same as the previous garage.



- 2.4 As mentioned above, the previous garage was built in the 1970's and was in need of modernisation to meet current regulations. An application is being submitted in response to correspondence from Mr G Morton in Planning Compliance (18/00058/CMP).

3.0 Fencing

- 3.1 Prior to the erection of the fencing, there was a hedge along the subject boundary, which was over 2.5m in height which was ingressing on the public footpath.
- 3.2 The hedgerow has been replaced with fencing that is below the height of the previous hedge. Please see adjacent:



3.3 As stated above, this application is being submitted in response to correspondence from Mr G Morton in Planning Compliance (18/00058/CMP).

3.4 Permitted Development Rights for fencing state:

*You will not need to apply for planning permission to take down an existing fence, wall, or gate, or to alter, maintain or improve an existing fence, wall or gate (no matter how high) **if you don't increase its height.***

In this situation, the fence is no higher than the existing hedge which was acting as a hard boundary treatment in replacement of a fence.

3.5 The neighbouring property to the No.18 Longwood Avenue has similar fencing boundary treatments:



3.6 As part of the on-going works of modernisation on the subject site, the applicant would like to obtain permission to replace the fence that has been erected with a 2.1m wall. This application seeks to obtain approval for the existing fencing as well as the proposed wall.

4.0 Gates

4.1 New gates have been added as a replacement to the existing gates which were in a poor state of repair. See before and after images below:



- 4.2 The previous gate was at a height of 2.1m, the new and current gates are at a height to match existing.

5.0 Summary

- 5.1 The above fencing, gates and garage would come fall under Permitted Development Rights if the subject site were not on a corner location. The layout of the site, with the property facing Longwood Avenue, is such that the boundary located on Gladys Avenue is a 'side boundary' to the property. However, in this instance the Local Planning Authority are regarding the 'side boundary' as a principal boundary facing the highway.
- 5.2 The applicant seeks to obtain Retrospective Planning Permission for the garage and fencing and gate works to date and Permission for the proposed wall along the western boundary.