
Site Address: 9 Wheatlands Avenue, Hayling Island, PO11 9SG
Proposal: Erection of new front wall with piers, and gates.
Application No: APP/17/00477 Expiry Date: 12/10/2017
Applicant: Mr C Harrison
Agent: Case Officer: Karen Wooden
Ward: Hayling East
Site Visit Date: 09/11/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a detached older style bungalow located in south east Hayling Island. The property provides off road parking for several cars by means of a hard surfaced driveway which extends along the western elevation of the property. The front garden is laid to lawn.

2 Planning History

- 2.1 No relevant planning history.

3 Proposal

Erection of new front wall with piers, and gates.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering Services, Havant Council

No drainage observations

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Can only enhance the area ,looking forward to living next door to it .	Comment noted.

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 Wheatlands Avenue consists of a mix of one, two and three storey buildings of varying ages, styles and designs, with boundary treatments that include chain fencing, brick walls, wooden panels and hedges. The initial proposal received by the applicant showed the proposed gate pillars to be 1.8m in height, the remaining pillars to be 1.7m, and the wall to be 1.5m. Although the streetscene has no uniformity with regard to front boundary treatments, it was considered that a wall of these proportions would be out of keeping within the streetscene. Further to an on-site meeting, the applicant has revised his plans which now show the proposed gate pillars and eastern most pillar are to be a maximum 1.68m in height, with the remaining pillars to be 1.5m and the wall to be 1.3m. It was also confirmed that the vehicular and pedestrian gates are to be iron style gates that open into the curtilage of the property. This will ensure that the property remains visible from the streetscene and will reduce any visual impact. The materials to be used are to be determined prior to the construction of the wall and therefore a condition is recommended to provide samples to be approved.

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

7.4 It is considered that front boundary wall will 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 one letter of support was received with respect to the scheme from the adjoining

neighbour to the east.

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/17/00477 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:

Location plan - received 17.08.17

Photographs - received 17.08.17

Amended details of proposal - received 09.11.17

Reason: - To ensure provision of a satisfactory development.

- 4 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 building(s) 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.