
Site Address: 62 Hambledon Road, Waterloooville, PO7 7UB
Proposal: Construction of brick and wrought iron wall and gates to front.
Application No: APP/18/00082 Expiry Date: 15/03/2018
Applicant: Mr Miah
Agent: Mr Dunks Case Officer: Karen Wooden
 Andrew R Dunks Ltd.
Ward: Waterloo
Site Visit Date: 13/02/2018

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site has recently undertaken modifications, with the original chalet bungalow being extended into a two storey detached house, and is located on the eastern side of the residential Hambledon Road (which runs parallel to the dual carriage way), directly adjacent the roundabout with Milton Road. Number 62 is the penultimate property before the junction, with number 64 to the north being a detached chalet bungalow. To the south the adjacent property comprises a semi-detached two storey dwelling set in a more forward position on the corner of Fennel Close. To the rear of the site the other properties are detached bungalows set in modest plots.
- 1.2 There is currently no boundary treatment separating the front of the property from the highway.

2 Planning History

APP/14/00246 - First floor extension., REF,14/04/2014
APP/14/00477 - Removal of conservatory, ground floor front extension, first floor extension and alterations to roof., PERM,12/06/2014

3 Proposal

Construction of brick and wrought iron wall and gates to front.

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
CS16 (High Quality Design)

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

5 **Statutory and Non Statutory Consultations**

Highways Engineer, Development Engineer

Because of its location I have no objection to this application on highway grounds but it would be advantageous if turning on site could be provided

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I object to the height of the pillars which support the gates as they are overly high and not in keeping with the surrounding properties.	This has been addressed in 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) Effect on the highway

(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 properties within this section of Hambledon Road are of varying ages, styles and design, with boundary treatments that include fencing, small brick walls, gates, rendered walls and hedges. The proposal is similar to the boundary treatment of the property to the north (64 Hambledon Road), by means of a brick wall with railings, brick pillars and double iron gates.

7.4 The original application submitted showed the proposed pillars to be 2.7m in height, with the final increasing this to 3m in height. It was considered that this would be

incongruous within the streetscene. An amended plan was subsequently received showing the pillars at a reduced height of 2.1m rising to 2.7m when including the finial. The front wall will have a maximum height of 1.1m, with pillars of 1.6m, rising to 2m at the finial. This will be a similar height to No. 64 and is therefore deemed an appropriate design. Both the vehicular and pedestrian gates are to be iron railings to match the wall railings.

The design and appearance of the proposal is deemed appropriate 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

7.5 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.

7.6 Consequently, it is considered that the proposal 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) Effect on the highway

7.7 The Highways Engineer has no objection to the scheme, however they have recommended an on-site turning point. Due to the property being located close to the hammerhead of a no-through road, it is considered that there will be a minimal amount of vehicular traffic passing the property and therefore on-site turning will not be required.

7.8 It is recommended that approval of the application should include a condition to ensure both the vehicular and pedestrian gates open into the property, to avoid any impact on the highway.

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/18/00082 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 18.01.18

Block plan - 4967/1

Amended existing and proposed elevations - 4967/3 (rev A)

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.

- 4 The pedestrian and vehicular gates shall open into the curtilage of the property.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.