
Site Address:	1 Sutton Close, Cowplain, Waterlooville, PO8 8QQ		
Proposal:	Retention of double timber gates (1.87m high by 2.9m wide).		
Application No:	APP/17/00714	Expiry Date:	25/08/2017
Applicant:	Mrs C Day		
Agent:		Case Officer:	Rachael McMurray
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a modern detached bungalow and detached garage situated on the corner of Sutton Close and Sutton Road. It has a beige tiled pitched roof and elevations of beige multibrick and white cladding to the gable. The site is level and open to the front and side (south and west) with areas of block paving. The rear garden is mainly paved with shrubs and is enclosed with a 1.6 metre high wall and 2 metre high fencing. The garage and driveway are beyond with vehicular access to Sutton Close.

- 1.2 Two storey semi-detached houses are to the north and west of the site, a semi-detached bungalow is opposite and a detached bungalow lies to the rear. The area is of medium density with a mixture of two storey semi-detached houses and bungalows and detached bungalows of different and similar age, style and design.
- 1.3 A pair of 1.87m high timber gates have been installed within the south boundary to enclose the parking space in front of the detached garage. These are subject to this application.

2 Planning History

APP/16/00346 - Single storey front/side extension., PERM,20/05/2016

3 Proposal

Retention of double timber gates (1.87m high by 2.9m wide).

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)

Havant Borough Local Plan (Allocations) July 2014

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

5 **Statutory and Non Statutory Consultations**

None

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: Not applicable.

Number of representations received: 4

Comment	Officer Comment
According to Highways Act 1980, section 153 "doors etc. in streets not to open outwards". The gate clearly opens onto the highway. After removing a part of the fence, there is a lack of supporting pillar between the double timber gate and the existing wall which makes the whole structure unstable.	The application includes the provision of gates. Noted. It is the responsibility of the owner to ensure that the gates are structurally safe .
I would like to support the proposal for the retention of the new gates on the drive for 1 Sutton Close Cowplain PO8 8QQ.	Noted.
We have no objection's to the gates. They enhance the appearance of the property, although they open outwards they fold flat against the walls. They are also secure when opened. They are of substantial quality, fixed to a 4 inch gate post one side, and a substantial brick corner pillar on the other side. I fully support the aesthetic's of the property.	Noted.
I live opposite Sutton Close and can see the gates from my property. They are an improvement to the property	Noted.

and are in no way detrimental to the surroundings. The fact that they open onto the pavement should not cause any issues.	
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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 proposal is for a set of wooden gates to enclose the space in front of the garage. The gates open outwards onto the pavement. The gates are timber with a mid brown staining. They relate to other materials within the local area where boundary treatments include a mixture of brick and fence enclosures. The design and appearance of the gates are deemed appropriate in context to the character of the area and are therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.4 Concern has been raised that the gates open outwards onto the pavement and highway and are therefore unsafe in terms of causing an obstruction. The applicant has advised that the gates have been fitted with hinges which allow the gates to opened fully in order to lay back flat against the wall and secured onto the wall.

7.5 The gates are not considered to result in any direct harmful impact as they only open out over the pavement and not the road. The site is located in a cul-de-sac and as such, there is not a high footfall of pedestrians using the footpath. The gates open fully and can be attached the wall. The operation of the gates in terms of whether they are left open or closed is the responsibility of the owner and not within the control scope the Local Planning Authority. Consequently, it is considered that the proposal meets the requirements of Policy CS16 of the HBLP (Core Strategy).

8 Conclusion

8.1 The proposal has a limited and acceptable impact 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/17/00714.