

Recommendation: **GRANT PERMISSION**

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No Comment.

Councillor Husky Patel

No Comment.

Councillor Ms C Howard - Purbrook Ward

No Comment.

Hampshire Highways

Thank you for consulting the Highway Authority on the above planning application. Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link: www.hants.gov.uk/transport/developers/consultation

Arboriculturalist

Holes for posts within the root protection area must be hand dug and filled with a non porous membrane to avoid the concrete leaching into the soil. If roots are encountered the holes should be moved.

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: 10

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
- (iv) Highways
- (v) Trees

(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 proposed development would involve the erection of a 1.8 metre high fence at the front (north) side of the property replacing the existing hedging with a length of approximately 18.2 metres.
- 7.4 The proposed fencing would have a concrete gravel board, feather edge boards and a capping rail. This is considered to be of suitable design.
- 7.5 The proposed fencing would be visible from the street scene. It would result in the loss of a green frontage however due to the mix of character along the street scene with fencing to the front of properties along Stakes Road of similar design the proposal is considered to be in keeping with the character of the area.
- 7.6 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 and CS11 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

- 7.7 The proposed works are not considered to have a negative impact upon any of the surrounding properties.
- 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.

(iv) Highways

- 7.9 Hampshire Highways were consulted on the application and raised no objection. Visibility does not appear to be reduced as the existing hedge limits this and projects further towards the highway than the proposed fence.

(v) Trees

- 7.10 There is a large Copper Beech tree close to the site frontage. The Council's Arboriculturalist was consulted on the application and stated the holes for posts within the root protection area must be hand dug and filled with a non porous membrane to avoid the concrete leaching into the soil. If roots are encountered the holes should be moved. A condition to this effect is recommended.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality and 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/21/00886

- 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 uploaded to Council website 17th August 2021
Block Plan uploaded to Council website 25th October 2021
Elevation Photo uploaded to Council website 25th October 2021
Fence Elevation Drawing uploaded to Council website 25th October 2021
Tree Plan
Tree Protection Statement

Reason: - To ensure provision of a satisfactory development.

- 3 The materials used shall be as indicated on the submitted forms and hereby approved plans.
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 proposed fencing hereby approved shall be carried out in accordance with the Tree Protection Statement Tree Plan within the email dated 5th November 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Copper Beech Tree at No.102 Stakes Road is retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

