
Site Address:	57 Stakes Hill Road, Waterloooville, PO7 7LD		
Proposal:	Proposed 1.9 metre high front boundary wall with metal railings.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00972	Expiry Date:	05/01/2023
Applicant:	Mr McEwan		
Agent:		Case Officer:	Tina Pickup
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site relates to a semi-detached dwelling, number 57 Stakes Hill Road, located on the east side of the road, close to the junction with Upper Bere Wood. It is an extended 1930's style traditional dwelling set back from the highway by about 10m. It has a shared vehicular access with number 59 to the south, which serves a large graveled area in front of both 57 and 59 for the parking of vehicles.
- 1.2 The front boundary currently comprises an old evergreen hedge, which has a brick pier at its southern end adjacent the drive entrance. Stakes Hill Road is a classified road and the housing development on the road varies in age and character. There is a mix of frontage boundary treatments in the area, including other hedges, brick walls of various heights and design, and close boarded fences.

2 Planning History

APP/17/01138 - Provision of a front porch., PERM,15/12/2017

3 Proposal

- 3.1 Proposed 1.9 metre high front boundary wall with metal railings.
- 3.2 The proposed front boundary wall would be constructed of red multi stock brick work and 4 piers with wrought iron railings between. It would be a double skimmed wall having a width of 6300mm and the majority would be 914mm high. The 4 piers would extend to 1900mm high and each pier would be 457mm wide. The piers would be capped with Apex stone piers.

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
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Hampshire Highways

The existing front boundary to the site is provided in the form of high hedging set back behind the line of the footway and highway verge. The form of the proposed boundary (assumed on the same alignment as existing hedge) will limit the replacement brick wall height to 1 metre with 4 brick piers of 1.9 metres in height with railings above the wall between the brick piers.

The provision of the railing element will offer improved visibility of and to pedestrians on the footway. No changes to the access itself are proposed so the Highway Authority are satisfied that there would be no reduction in available visibility to/from emerging vehicles.

Having regard to the above comments the Highway A authority would recommend - no objection (no conditions)

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: 7

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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 impacts

- (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 wall and railings require planning permission due to their height adjacent a highway. The design would be traditional in appearance and the majority of the solid wall would be under 1m (the permitted development height). By their very design the higher pier and railing element would be light weight in appearance and less visually dominant than a solid wall. Given the variety of frontage boundary treatments in the area then the proposed height and design is considered appropriate to the context of the street scene.
- 7.4 The design and appearance of the proposal is deemed appropriate to the context of the area, 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 the change from front hedge to brick wall would have no adverse impact on the properties immediately adjacent to or opposite the application site, 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 impacts

- 7.6 There are no changes proposed to the vehicular access point or width. The proposed wall and railings would improve visibility of pedestrians for drivers using the access, and vice versa, compared to the existing high hedge. This would result in a highway safety improvement. It is noted that Hampshire CC as highway authority raise no objection to the proposal

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and would result in a highway improvement, 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/22/00972

(A) 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:

1:1250 Site Location Plan
Proposed Plan and Elevation
Metal Railing Example

Reason: - To ensure provision of a satisfactory development.