
Site Address:	2 Plant Farm Cottages, London Road, Waterloooville, PO7 7AL		
Proposal:	Erection of front boundary wall and gates.		
Application Type:	Full Planning Permission		
Application No:	APP/22/00826	Expiry Date:	22/11/2022
Applicant:	Mr Clark		
Agent:		Case Officer:	Lewis Ford
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is 2 Plant Farm Cottages, London Road, Waterloooville, PO7 7AL.

The site includes a semi-detached, two-storey, dwellinghouse located to the west of A3 London Road. The dwellinghouse comprises traditional brick and tile construction with a hipped roof and UPVC white windows. The site and its adjacent neighbouring cottages are accessed via a cart track which is also a designated bridleway (ref. No.15) and footpath (ref No.108). The site is surrounded by residential development to the north and east, along with open fields and amenity space to the south and west.

Finally, the dwellinghouse is set back from the existing bridleway by approximately 3.85m and incorporates a small front garden which has been surfaced with gravel to provide parking for at least 2no. vehicles.

2 Planning History

HWU/04176 – OUTLINE PERMISSION in March 1956 for the use of land off London Road, Waterloooville, for the erection of 3no. farm cottages.

HWU/05003 – PERMISSION in May 1957 for the erection of 2no. pairs of semi-detached houses off London Road, Waterloooville.

HWU/05003/1 – PERMISSION in October 1958 for the erection of one pair of semi-detached houses and one detached house at London Road, Waterloooville

3 Proposal

Erection of front boundary wall 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

CS16 (High Quality Design)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor Gwen Robinson

No comments received.

Councillor Mike Seal

No comments received.

Councillor Peter Wade

No comments received.

Councillor Sarah Milne

No comments received.

Countryside Access Team

No comments received.

Developer Services, Southern Water

No comments received.

Hampshire Highways

10 October 2022

It is noted that the proposed gates are not set back from the highway in accordance with Hampshire County Council's Standing Advice Guidance. However, considering this dwelling is located next to the end dwelling of a very short cul-de-sac and that low vehicular flows and speeds will be present, not providing the appropriate setback would be suitable in this instance. This would, however, be subject to the provision of appropriate vehicular and pedestrian intervisibility splays as noted below.

The applicant is proposing a boundary wall and gates to open inwards into the property. The Highway Authority will require a diagram showing vehicular visibility and pedestrian intervisibility splays at the access in accordance with Hampshire County Council Technical Guidance TG3 to ensure that the proposed wall does not interfere with the achievable visibility. Further information can be found at the following link:

<https://documents.hants.gov.uk/transport/TG3TechnicalGuidanceNote-StoppingSightDistancesandVisibilitySplays.pdf>

Having regard to the above, the Highway Authority require the further information requested before a formal recommendation can be made.

Officer comment: *Intervisibility Splays received and published on 25 October 2022.*

18 November 2022

I have now had the chance to discuss this application with my line manager. We are content with the access onto London Road and that visibility can be achieved for vulnerable road users from the proposed amendment to the access. However, as this is a PRoW, Countryside Services should be consulted to also provide their comments on these proposals.

On the basis of the above, Highways Development Planning raise no objections. Please you ensure that Hampshire Countryside services are consulted on this application for them to provide their comments as ultimately, this application falls under their jurisdiction.

Officer comment: *The HCC Countryside Access Team ("the Team") were consulted on 27 September 2022 and, since this time, no comments have been received. We note the Team commented on a previous planning application at No.1 Plant Farm Cottage (see ref. APP/20/00677) for householder works. At the time, the Team requested the inclusion of a planning informative which has been replicated for this planning application.*

Open Space Society

No comments received.

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: 1

Statutory advertisement: 07/10/2022

Number of representations received: 0

Comment	Officer Comment
No comments received.	

7 **Planning Considerations**

7.1 In having due regard to the policies in the development plan, it is considered that the main issues arising from this application are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Local Ecological Network (LEN)
- (v) Highways

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

7.3 The proposed development would comprise the construction of a front garden brick wall adjacent to Bridleway No.15. The proposed wall would replace the existing damaged fencing and dead hedge stumps. In doing so, the proposed wall and gate would have a depth of (approx.) 0.55m and would expand the entire (approx.) 14.5m length of the property's front boundary. As part of this, (approx.) 4m would accommodate a pair of solid oak, inward swing, gates to allow for pedestrian and vehicular access to the existing dwellinghouse. The proposed wall would include a box wall (to a height of approx. 1m) to allow for the planting of shrubs, along with 7no. brick piers which would be constructed in 1.5m intervals and reach a maximum height of (approx.) 1.83m. Finally, the proposed wall would predominantly comprise bricks which would colour match the existing dwellinghouse, along with dark brown bricks at the lower levels and artificial, cream-coloured, cast stone caps on the top of the brick piers.

- 7.4 Moreover, the appearance and design of the proposed front boundary wall and gate is considered to be appropriate and acceptable in the context of the application site. Indeed, it would broadly (but not entirely) match the style and materials of the front boundary wall at No.3 Plant Farm Cottage – the adjoining property to the west of the site. It is, therefore, considered that the proposed development would not result in an adverse impact on the visual amenity of the area and, as such, it would not be contrary to the requirements of Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

- 7.5 The Havant Borough Design Guide SPD explains that householder developments must not have an adversely negative effect on the amenity of neighbouring properties. The proposed front boundary wall and gate would increase the privacy of the occupants, and would not result in the overshadowing, loss of light, overlooking, and/or loss of privacy to neighbouring properties. Consequently, it is considered that the proposed development would have a limited and an acceptable impact on the amenities of neighbouring properties and, therefore, it would accord with Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to the proposed development.

(iv) Local Ecological Network (LEN)

- 7.6 The proposed front boundary wall and gate would be approximately 3m from existing trees along the eastern side boundary of the site. The Applicant has stated on the Application Form that no trees and/or hedges will be removed or pruned in order to carry out the proposed development. Notwithstanding the above, the existing trees are not of an age and/or quality which would warrant protection via a Tree Preservation Order (TPO). In considering all the above, it is considered that the proposed development, in relation to the existing trees on site, would not be contrary to Policy DM8 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Highways

- 7.7 The site and its adjacent neighbouring cottages are accessed via a cart track which is also a designated bridleway (ref. No.15) and footpath (ref No.108). The proposed front boundary wall and gate would be within the curtilage of the property and would not obstruct the existing bridleway. As such, the proposed development would not prevent the continued use of the bridleway for vehicles and pedestrians. Notwithstanding the above, a standard informative has been included on the Decision Notice (DN) to ensure that there is no impact on, and there is continued public access over, the existing bridleway. Finally, the Hampshire Highways Team has raised no objection to the proposed development as they are content with the access onto London Road, and that visibility can be achieved for vulnerable road users from the proposed amended access.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00826 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:

Site Location Plan [Published 27 September 2022]

Site Layout Plan [Published 23 August 2022]

Front Wall Design (Front View) [Published 23 August 2022]

Intervisibility Splays [Published 25 October 2022]

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall match in type, colour and texture, to those of the existing building so far as practicable.

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.