

5 Statutory and Non Statutory Consultations

Developer Services, Southern Water

Thank you for your letter dated 31/08/2022.

Southern Water would have no objections to the above proposal.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The applicant is proposing to replace the existing wall and hedge with a new 1.8m boundary wall.

Whilst gates are usually requested to be set back 5.0m from the highway it is noted that a precedent has already been set in the area with gates present on neighbouring properties. As such, in this instance the Highway Authority would find these acceptable subject to them opening inwards on the property to be secured through an appropriate planning condition.

Having regard to the above the Highway Authority provide no objections to this planning application subject to the following conditions:

GATES LOCATION

Due to the distances of the gates from the edge of the boundary with the highway, the gates must open inwards onto the property to ensure the highway does not become obstructed

Reason - In the interests of highway safety

ACCESS CONSTRUCTION PROVISION

The access shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason - To provide satisfactory access and in the interests of highway safety.

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: 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) Highway Implications

(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 the erection a 1No. pair of 1.83m high timber entrance gate, 1No. timber pedestrian entrance gate and 1.67m brick wall with brick piers to the front boundary following the removal of the existing high hedge to the frontage of the property.

7.4 Hart Plain Avenue has a mixture of different designs and materials at varying heights with regard to front boundary treatments, it is therefore considered that the proposed design of the new boundary wall would not be out of keeping within the mixed streetscene and would not have a harmful impact upon the visual amenity of the area.

7.5 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 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

7.6 The proposed wall would be to the front boundary of the property and due to its location and distance from the neighbouring properties any impact would be considered minimal and acceptable.

7.7 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) Highway Implications

7.8 The Highways Authority were consulted as part of the application and have raised no objection to the proposal providing if planning permission is granted that conditions were placed upon the decision notice to ensure the proposed gates open inwards and that the access shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter, in the interests of highway safety.

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.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00544 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:

Application Form- Received 23 June 2022
Location Plan - Received 31 August 2022
Block Plan - Received 21 September 2022
Proposed Elevations - Received 5 October 2022
Photographs of Existing - Received 05 July 2022

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, 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.

- 4 Due to the distance of the gates from the edge of the boundary with the highway, the gates must open inwards onto the property to ensure the highway does not become obstructed.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 The access shall be kept free of any obstruction exceeding 1 metre in height above the adjacent carriageway and shall be subsequently maintained so thereafter.

Reason: To provide satisfactory access and in the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.