
Site Address: 2A Bevan Road, Waterloooville, PO8 9QH
Proposal: Following demolition of the existing front boundary wall construction of new wall and gates to front elevation.
Application No: APP/21/01245 Expiry Date: 28/12/2021
Applicant: Mr Avdic
Agent: Mr C Flint Case Officer: Julie Terzoudis
 Chris Flint Associates Ltd
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application relates to a two-storey detached dwelling with forward-facing gable-end located at 2A Bevan Road, within Waterloooville. The site front boundary treatment currently consists of a low redbrick wall with vehicular access and a driveway running along the southeast boundary to an attached garage set upon the side elevation of the dwelling.
- 1.2 The street comprises a mix of semi-detached and detached dwellings with significant separation gaps, providing an open and spacious character within the street-scene. Boundary treatments within the street consist primarily of low boundary brick walling or open fencing, coupled with mature hedging. The neighbouring site at 2C Bevan Road supports a slightly higher 70's style concrete block garden wall, lined with mature firs behind.

2 Planning History

04/69945/000 - Single storey extension to the side (north west) elevation and a conservatory to the rear (south west) elevation., PERM,03/12/2004
APP/10/00927 - Construction of porch to side elevation. , PERM,14/01/2011

3 Proposal

The application seeks planning permission for the demolition of the existing front boundary wall and for the construction of a new brick boundary wall with part-open railings, accompanied by solid vehicular and pedestrian access gates.

4 Policy Considerations

National Planning Policy Framework 2021
Planning Practice guidance 2016
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)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Submission Version Havant Local Plan
E1* (High quality design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor David Jenner

No comments received.

Councillor E Shimbart - Hart Plain

No comments received.

Councillor P Bains - Hart Plain Ward

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: 8

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

- (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 brick wall and part-railings reach a considerable height at 2.0m at its highest point. Initially the proposed replacement boundary treatment comprised of an open railing section that would break up the solid wall, however, the gates proposed were of a solid, impenetrable nature, which would have appeared incongruous within this predominantly low-level and open locality.

- 7.4 The Council's design guide (2011) stipulates that 'front boundaries should respect the character of the road or street. Where low front boundary enclosures are typical, introducing taller boundaries should be avoided'. It was acknowledged that the neighbouring site at 2C Bevan Close supports a higher than average front boundary, however, the boundary wall in section is still relatively low, and is broken up with an open 70's patterned block design, with the rest of the front boundary comprising of a line of mature tall firs for additional screening.
- 7.5 Revised plans were submitted for the proposed front boundary treatment which provide open additional vertical railings for the pedestrian and vehicular access gates. Although the proposed replacement front boundary treatment is comparatively tall to front boundary treatments within Bevan Road, the revised design provides a more fluid, softer, structure that better reflects the low-level, open character of the street.
- 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 of the HBLP (Core Strategy, 2011). 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 replacement boundary wall and railings would not create any overshadowing, overlooking or overbearing impacts to either of the adjoining neighbours, and would therefore not result in any residential amenity impacts.
- 7.8 Consequently, it is considered that the proposal would 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 2011). It is also noted no letters of objection were received with respect to the scheme.

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.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/01245, 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:

Proposed Front Boundary Wall & Gates Drw. No. CFA/FULL/01 REV 01 -
received 3 December 2021

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.