

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor D Guest

No Comment.

Councillor Gary Robinson

No Comment.

Councillor Mark Inkster

No Comment.

Hampshire Highways - No Objection

Highway Authority wish to make the following comments.

Whilst gates usually require a 6.0m setback from the highway, to allow for a car to sit clear of the carriageway whilst the gates are opening. In this instance, due to the nature of the road in which they are located and that the gates open inwards onto the property the Highway Authority will provide no objection.

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: 11

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 safety

- (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 retention of the driveway gates adjacent

the highway in front of the garage and the erection of two fence panels to cover the front door.

- 7.4 The driveway gates and proposed additional fencing would be closeboarded to match the existing fencing on site.
- 7.5 As the works are an addition to the existing fencing it is considered to be inkeeping with the context 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 of the HBLP (Core Strategy) and Policy E1 of the Submission Havant Borough Local Plan 2036. 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 works are not considered to have a negative impact upon neighbouring 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) and Policy E1 of the Submission Havant Borough Plan 2036. It is noted no letters of objection were received with respect to the scheme.

(iv) Highway safety

- 7.9 Hampshire Highways was consulted on the application and raised no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours, is acceptable in highways terms 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/21/01277

- 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 and Block Plan - 102
Site Plan Jan 2021 - 202
Site Plan Oct 2021 - 203
Proposed Site Plan - 204
Elevations - 301

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.