
Site Address:	2A Billett Avenue, Waterloooville, PO7 7SZ		
Proposal:	Proposed front boundary wall with facing brick work and slatted cedar timber panel.		
Application No:	APP/21/01016	Expiry Date:	29/10/2021
Applicant:	Mr P Hunt		
Agent:	Mr Page	Case Officer:	Selina Donophy
	GRP Architectural Design		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 This application site is a two-storey, detached dwellinghouse located on the south side of Billett Avenue, Waterloooville. This property has a tiled, pitched roof, with elevations comprising cladding and brickwork and extensions to the front and side. The property is set back from the road, with a hard standing to the front allowing for parking space on site and there is currently hedging to the front curtilage.

2 Planning History

05/70658/000 - Remove existing car port and garage and erect a conservatory to the side and rear of the property., PERM,26/08/2005
06/70658/001 - Rear/side conservatory and a side extension/store. (Part Retrospective), PERM,11/04/2006
APP/13/00191 - Single storey rear extension; single storey front extension to garage including new pitched roof and canopy over front extension., PERM,30/04/2013
APP/16/00846 - Single storey rear and side extension, new pitched roof over existing flat roof side extension, new front porch., PERM,06/10/2016
APP/17/00059 - Application for non-material change to Planning Permission
APP/16/00846 relating to amendment of roof from 35° to 25° and use of Marley Mini Stonewold Tile., PERM,10/02/2017
APP/18/00572 - Single storey rear and side extension, new pitched roof over existing flat roof side extension, new front porch. (Resubmission of APP/16/00846)., PERM,04/10/2018
APP/19/00462 - Application for non-material change to Planning Permission
APP/18/00572 relating to alterations to front elevation omitting extension to converted garage, omit high level windows to gable end wall and side window of rear extension., PERM,17/05/2019
APP/21/00018 - Proposed front boundary wall with facing brick work and railing., PERM,05/03/2021
APP/21/01061 - Replacement and increased area of driveway with new block paving, DEL,

3 Proposal

Proposed front boundary wall with facing brick work and slatted cedar timber panel.

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)

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

I have no objection to this proposal, the new brick wall will not have a negative impact on the neighbouring TPO'd Oak tree.

Councillor Gwen Robinson

No comment

Councillor Mike Seal

No comment

Councillor Peter Wade

No comment

Southern Gas Networks

No response 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments 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

(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.

This proposal is part retrospective as the wall element has already been constructed.

(ii) Appropriateness of design and impact on the character of the area

7.3 This proposal comprises a boundary wall to the front and side of the plot located towards the front of the property and forming a boundary treatment around the north west corner of the plot adjacent to Billett Avenue. This application is a resubmission application following the approval of a similar application earlier this year referenced APP/21/00018 . This application was originally for a wall with fencing above however at the time the case officer raised concerns surrounding the impact of the boundary treatment as proposed on the character of the streetscene as it was judged a boundary treatment of this height and appearance would take away from the open character of the road. The application was subsequently amended to reduce the pillar height include metal railings above the wall, similar to the property on the opposite side of the road and this was judged to maintain the open and visible aspect of this section of Billett Avenue whilst allowing for a robust boundary treatment for the applicant. The applicant has since resubmitted the same proposal as previous and the same concerns were raised due to the sense of enclosure created by the boundary treatment. The proposal has since been amended with the posts reduced to the same height as previously approved under APP/21/00018 and with a slatted timber fence panel set down below the top brick course of the posts .

7.4 The amended proposal has been assessed within the context of the streetscene - whilst a lower boundary wall or foliage would be an ideal boundary treatment for this streetscene , the wall and fencing at the proposed reduced height is judged to create a softer appearance than the previous proposal . There are some examples of hedging of an increased height, for example at the adjacent property to the west and when viewed in conjunction with this, the proposed boundary treatment is not considered to be unduly overbearing or harmful to the character 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 side wall would stop approximately where the garage at no 2 to the west begins , as whilst no 2 is located on a corner plot, the frontage is sited along Billett Avenue . The wall is not deemed to result in any overshadowing or overbearing impact to no 2 and no objections have been received. Upon consideration, the impact of the wall is not deemed harmful to neighbour amenity.
- 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).

(iv) Trees _

- 7.8 There are two TPO trees in close proximity to the site. Towards the front of no 2 (north west of the site) is a horse chestnut tree and to the north east, towards the front of no 2b is an oak tree. The Council's Arboricultural Officer has been consulted and has upheld 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 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/21/01016

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:

PL310A Boundary wall plan
Boundary wall elevations ref 20171 PL311 Rev B received on the 12.11.2021
PL312 Location and block plan

Reason: - To ensure provision of a satisfactory development.