
Site Address:	1A Ranelagh Road, Havant, PO9 1NR		
Proposal:	Proposed new driveway and gate.		
Application No:	APP/21/00187	Expiry Date:	24/06/2021
Applicant:	Mr C Bennett		
Agent:		Case Officer:	Joseph Toole
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

1A Ranelagh Road, Havant, is located to the south of Ranelagh Road. The application site is a semi detached property comprising brickwork and slate roof tiles. Vehicular access is from Ranelagh Road with parking to the front.

The property is located within the Brockhampton Conservation Area. It is located within a residential area with surrounding properties of different design.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/13/01267 - Application for non-material amendment to Planning Permission APP/12/00772 to revise front boundary position of houses fronting Ranelagh Road and increase width of footway adjoining those houses., PERM,14/01/2014
APP/14/01262 - Discharge of Condition No/s 2, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 32, 33, 36, 37, 40, 41 and 42 of Planning Permission APP/12/00772., ,20/03/2018
APP/15/00894 - Variation of Condition 43 of Planning Permission APP/12/00772 to amend approved plans in relation to Plot 16 (house type)., WD,02/02/2016
APP/15/01426 - Erection of 5No. two storey houses comprising 1No. 2 bed house, 2No. 3 bed houses and 2No. 4 bed houses, construction of hard surfacing for car parking and access. , UNK,
APP/15/01427 - Erection of 12No. terraced houses comprising 4No. 2 bed houses and 8No. 3 bed houses, construction of hard surfacing for car parking and access., UNK,
APP/15/01428 - Erection of 5No. 2 bed two storey houses and 1 No. 3 bed house, construction of hard surfacing for car parking and access., UNK,
APP/16/00277 - Erection of 16 dwellings comprising of 8No. 2 bed houses and 8No. 3 bed houses. , UNK,
APP/16/00380 - Variation of Condition 43 of Planning Permission APP/12/00772 to enhance the viability of the site (Plot 16 now Plot 1, Plot 71 now Plot 2 and Plot 76 now Plot 3)., PERM,16/09/2016
APP/17/00402 - Application for Non-material change to Planning Permission APP/16/00379 relating to the removal of the top storey accommodation and associated dormer windows for plots 1 and 2. , PERM,18/05/2017
APP/17/00407 - Removal of hedgerow in rear garden, within Conservation Area of Brockhampton., WD,24/04/2017

APP/18/01071 - Application to vary Section 106 Agreement dated 30.07.13 in relation to Affordable Housing provisions (paragraph 6.15 default under any legal charge or mortgage provisions)., PERM,31/01/2020
APP/21/00358 - Fell 1No Bay Laurel tree within Conservation Area of Brockhampton., RNO,14/05/2021

3 Proposal

Proposed new driveway and gate. The proposal will result in the removal of an existing bay tree and a section of 1.1m high wall on the front boundary of the property, and its replacement with a driveway and new timber access gates of 1.2m- 1.6m in height.

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

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.
Conservation Area: Brockhampton

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

No objection. The Bay tree at the front is not of suitable quality to be retained.

Conservation Officer

Proposal

Proposed new driveway and construction of wooden entrance gate into driveway.

Legislative and Context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

Assessment

The proposal would involve the removal of a bay tree from the front boundary and section of wall to make way for the new wooden gates. The Tree Officer has agreed that the tree can be removed. The replacement gates would be constructed of wood with an attractive appearance. The driveway would be constructed of a permeable surface.

Overall it is considered that the proposal would meet the test of the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, no objection is raised.

Councillor D Guest - St Faith's

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

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: One

Statutory advertisement: Yes

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 Conservation Area
- (iii) Effect on neighbouring properties
- (iv) Trees

- (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. The area to the front of the property already comprises a parking space with dropped kerb access onto Ranelagh Road, and the creation of a driveway beyond this area is not considered to give rise to any highways safety issues.

(ii) Appropriateness of design and impact on the character of the Conservation Area

- 7.3 The proposed development would involve a new driveway and gate to the side of the property. The existing boundary wall to the front would be removed and replaced by a 5 bar gate which would have a length of approximately 5.2 metres and a height of approximately 1.6 metres. Behind the proposed gate there would be a proposed driveway made from gravel reinforcing grids. It would have a width of approximately 14.2 metres and a depth of approximately 24 metres.
- 7.4 The Council's Conservation Officer has been consulted on the application and raised no objection to the removal of the existing bay tree. With regard to the new driveway and gates, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area. In this respect the Conservation Officer has remarked that the replacement gates would be constructed of wood with an attractive appearance and the driveway would be constructed of a permeable surface. Overall it is considered that the proposal would meet the test of the Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and as such, no objection is raised.
- 7.5 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and its setting within the Conservation Area, and is therefore considered to be acceptable, meeting the requirements of Policies CS11 and 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 development is not considered to have an adverse impact on any of the surrounding properties.
- 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) Trees

- 7.8 To the side of the property there is hedging and bay tree where the proposed gate and driveway would be located. The Council's Arboriculturalist was consulted on this and raised no objection stating the tree is not of a suitable quality to be retained.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and would preserve the character and appearance of the Conservation Area. It 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/21/00187

- 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 Plan
Block Plan
Proposed Driveway Plan
Proposed Gate Detail
Heritage Statement

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.