

Recommendation: **GRANT PERMISSION**

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

5 **Statutory and Non Statutory Consultations**

Not required

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: 1

Comment	Officer Comment
A number of houses in Staunton already have walls of this height and they are all differing designs. I don't think the plans do the proposed wall justice as looking at the footings, already in place, it is clear that the serpentine wall will be more subtle than the plans show. They also sweep inwards to the gate posts. I hope the plan is agreed and I am excited to see how the wall looks as in most parts of the country a serpentine wall is a lost art.	Noted

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 Following the removal of the existing close boarded wooden fencing to the front boundary (Eastern) elevation, the proposal is to erect a 1.8m serpentine wall in its place, the proposed wall would span the width of the boundary following the same footprint of the removed fencing. The existing access entrance/exit will remain. The proposed wall will be constructed with a Kassandra Multi red brick.
- 7.4 Staunton 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.

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/21/00985 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 22 September 2021

Location Plan - Drawing No. P11 - Received 22 September 2021

Block Plan - Drawing No. P10 - Received 22 September 2021

Existing and Proposed Site Plan - Drawing No. P9 - Received 22 September 2021

Existing and Proposed Front and Rear Elevations - Drawing No. P3 - Received 22 September 2021

Existing and Proposed Side Elevations - Drawing No. P4 - Received 22 September 2021

Existing and Proposed West Elevation - Drawing No. P4 - Received 22 September 2021

Existing and Proposed South Elevation - Drawing No. P4b - Received 22 September 2021

Existing and Proposed North Elevation - Drawing No. P4c - Received 22 September 2021

3d View 1 - Drawing No.P5 - Received 22 September 2021

3d View 2 - Drawing No.P6 - Received 22 September 2021

3d View 3 - Drawing No.P7 - Received 22 September 2021

3d View 4 - Drawing No.P8 - Received 22 September 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.