

Recommendation: **GRANT PERMISSION**

Highways Engineer
No adverse comments

County Ecologist
No comments

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: 4

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) Impact upon the streetscene
- (iii) Impact upon Highways

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The street scene of Aubrey Close is of a modern development made up with varying styles of mainly detached houses. The houses to the entrance of Aubrey Close (the application site and No. 40) both have the same design brick wall with pillars. This application proposes to build the same style of wall to maintain the symmetry, which will lessen any affect that it will have on the street scene.

The proposed boundary wall is not seeking to increase in height and given the design is to match the existing wall, is considered to respect the character of the road. Whilst there will be some additional visual enclosure to the road frontage at the entrance to the estate, this is not considered to result in an impact on visual amenity sufficient to warrant a refusal of planning permission in this case. On this basis, it is considered that the proposal is in accordance with Policy CS16 of the Havant Borough Council Core Strategy and Design Guidance.

(iii) Impact upon Highways

As part of the consultation process, comments were sought from the Councils Development Engineer. The Development Engineer has raised no objection to the application.

It is considered that the proposed wall, which will be set approximately 10m back from Manor Road, will have no affect on visibility for cars exiting Aubrey Close.

8 **Conclusion**

The replacement of the wall to the boundary of 1 Aubrey Close is unlikely to result in an adverse impact on the streetscene and is considered to be acceptable and in accordance with Policy CS16 of the Havant Borough Council Core Strategy. The proposal is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00377 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 Compulsary Purchase Act 2004.
- 2 The external materials used shall match, in type, colour and texture, those of the existing wall 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.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan Unique Plan Ref: #00117144-ED9949 - received 20.04.16
Block plan Unique Plan Ref: #00117148-4B8AAC- received 20.04.16
Email confirming proposed height of wall - received 20.04.16
Photograph received 20.04.16
Proposed side elevation & Plan Drawing No. 16-RMAC-03 - received 14.04.16
Front elevation and Plan Drawing No. 16-RMAC-02 - received 14.04.16
Reason: - To ensure provision of a satisfactory development.