

Recommendation: **GRANT PERMISSION**

Development Engineer
No adverse 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: 9

Number of site notices: At least one site notice exists - check the number.

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 residential amenity

(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 streetscene along the Sea Front is varied, with little consistency in terms of dwelling size, design and use of materials. Due to the mix of large detached houses and apartment blocks within close proximity to the site, the boundary treatments are also varied with examples of natural screening, close boarded fencing and brick built walls.

Whilst it is regrettable that the proposed wall will lessen the natural look of this part of the Sea Front, the applicant could remove the hedge at any point under the Permitted Development criteria. The application shows that, although some pruning of the existing high hedge will be required, the majority will be retained and this will soften the visual impact on the streetscene.

There are examples of walls of this height and type within the immediate vicinity and therefore the current proposal would be in keeping with the existing nature of development..

(iii) Impact upon residential amenity

No objections have been received in relation to this application. The proposal is to the front of the application site and therefore will have no impact on the neighbouring properties in terms of loss of privacy, outlook or overlooking and therefore complies with the constraints of policy CS16 of the Havant Borough Core Strategy 2011.

8 **Conclusion**

The design and use of materials is considered to be acceptable. The proposal, sited within a streetscene noted to have some high boundary treatments fronting the highway, is unlikely to lead to an adverse impact to the character of the streetscene or the existing dwelling. The planning application therefore complies with policy CS16 of the Havant Borough Local Plan 2011, and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00532 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Location and Block plan - 1628-101
Proposed site plan - 1628-102
Proposed elevations - 1628-501
Proposed wall typical detail - 1628-701
Proposed gates elevation - 1628-702
Reason: - To ensure provision of a satisfactory development.