
Site Address: 174 Havant Road, Hayling Island, PO11 0LJ
Proposal: Extension of dropped kerb, erection of external brick wall to boundary of property including 1.8m piers infilled with close boarded fence with shaped top.
Application No: APP/16/00333 Expiry Date: 21/06/2016
Applicant: Mr I Singleton
Agent: Case Officer: Harriet Pitney
Ward: Hayling West

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached bungalow with a concrete tiled pitched roof and brick built elevations. The site is relatively level with open vehicular access to the front driveway and garden area enabling the provision of off-road parking for approximately 4 vehicles. The front boundary treatment currently comprises a hedge in excess of 2 metres with a post and rail fence immediately adjacent approximately 1 metre in height.

The street scene of Havant Road is relatively consistent, with dwellings of varying sizes, designs and materials. Most dwellings are set back from the highway with boundary treatments comprising a combination of both soft landscaping and either fencing or a brick wall.

2 Planning History

93/58107/000 - Single storey lounge extension to rear., PERM,

04/58107/001 - Conservatory to north west elevation., PERM,27/04/2004

07/58107/002 - Single storey extension with roof terrace and dormer window., REF,02/07/2007

07/58107/003 - Proposed single storey extension, garage and alterations to roof. , PERM,12/12/2007

APP/16/00319 - Outline Application for proposed residential development., DEL,

3 Proposal

This application is for an extension to the existing dropped kerb and the erection of an external brick wall to the front boundary of the property with 1.8 metre piers infilled with close boarded timber fencing with a shaped top.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

and the Residential Car Parking and Cycle Provision Supplementary Planning Document

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, 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: 1

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections 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) Impact upon the street scene
- (iii) Highway safety

- (i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to Development Control criteria.

(ii) Impact upon the street scene

As described above, the street scene of Havant Road is varied, with little consistency in terms of dwelling size, design and use of materials. Whilst the loss of the existing hedge is regrettable given its presence within the existing street scene, it is noted that the applicant could remove the hedge and erect a wall in replacement under the Permitted Development Criteria. The existing hedge does not contain any species worthy of a protection order.

The proposed boundary wall is not seeking to increase in height and given the varying street scene is considered to respect the character of the road. 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) Highway safety

As part of the consultation process, comments were sought from the Councils Development Engineer. The Development Engineer has raised no objection to the extension of the dropped kerb. It is considered that the existing front driveway facilitates the turning of a vehicle to enable residents to enter and exit the property in a forward gear.

It is also considered that the removal of the existing hedge will improve visibility when entering and exiting the property which will improve highway safety.

8 Conclusion

The extension of the existing dropped kerb is unlikely to result in an adverse impact on highway safety and the erection of the boundary wall to the front of the property 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/16/00333 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 Plan- received 1st April 2016

Photographs submitted detailing existing layout- received 1st April 2016

Existing plans- received 1st April 2016

Proposed plans- received 1st April 2016

Existing and proposed dropped kerb- received 1st April 2016

Plans detailing proposed wall- received 1st April 2016

Reason: - To ensure provision of a satisfactory development.