

Recommendation: **GRANT PERMISSION**

'The existing brick wall along the southern boundary shall be retained and maintained'.

The existing wall is an old flint wall which belonged to the former tannery which has since been replaced by the more modern industrial unit which exists on the site. Part of the flint wall has already been replaced with a low brick wall to the front of one unit. The existing flint wall starts at 1.9m in height and drops to 1.3m with a break in the wall to provide a narrow entrance into one of the units. The flint wall then continues around the side of the unit. The proposal would be to replace the staggered height section of flint wall with a low height brick wall which matches and adjoins to the wall which runs along the front of the attached unit.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM14 (Car and Cycle Parking on Development (excluding residential))

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer:

No objections

Southern Water:

No objection

Building Control:

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: 45

Number of site notices: 1

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) Highways considerations

(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

A condition was made to the 1973 planning permission for a single storey factory, to retain the flint wall which formed part of the former tannery. A break has been made in this wall to allow for a pedestrian entrance into the unit. Tandem parking is located between the wall and the unit. The proposal for the removal of the wall has been made to allow greater visibility of the front entrance and to allow for a more accessible entrance.

The wall does provide a good example of a flint brickwork which contributes to a small degree to the heritage to the streetscene. However, the current entrance to the unit is a narrow gap in the existing wall and is not particularly accessible. The section of flint wall does not match with the low brick wall in front of the adjacent unit and the proposal to continue this along would provide a more uniform boundary treatment, making the frontage and entrance to the building more accessible. Given that the more southerly section of flint wall which extends up and round the side of the unit is to be retained, on balance it is considered that the benefits to the removal of the wall, outweigh its loss.

(iii) Highways considerations

The Council's Development Engineer has been consulted and has advised that there are no objections to the application from a highways perspective.

8 **Conclusion**

The loss of the wall is outweighed by the benefits provided including a more safe and accessible entrance. As such it is recommended that the condition attached to the original planning permission should be varied to allow for the partial demolition of the wall.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00137 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 wall shall match, in type, colour and texture the existing 1m high brick wall as shown on Drawing Number KAD 01.
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:
Site plan and proposed elevations - DN KAD 01
Proposed plan - DN: KAD 01
Reason: - To ensure provision of a satisfactory development.