
Site Address:	19 Langstone Road, Havant, PO9 1RA		
Proposal:	Erection of new front boundary garden wall and gates.		
Application No:	APP/16/00273	Expiry Date:	24/05/2016
Applicant:	Mr & Mrs Bungaroo		
Agent:	Mr Ross	Case Officer:	Karen Wooden
	Ken Ross RIBA & Associates		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

Langstone Road is a predominantly residential road that is the main road to Hayling Island. The road is wide and is characterised by mainly large detached dwellings, which are set well back from the road, with large front gardens.

19 Langstone Road is a large detached two storey dwelling which currently benefits from a dual accessed gravel driveway to the front of the property, both accessed via dropped kerbs. The current front boundary treatment is a 1m high wall constructed of red brick, and natural screening.

2 Planning History

No relevant planning history.

3 Proposal

Erection of new front boundary garden wall and gates. The maximum height of the wall is to be 1.6m, with two black entrance gates measuring 1.8m in height.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

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

5 Statutory and Non Statutory Consultations

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: 3

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 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 proposed 1.8m high boundary wall replaces an existing boundary treatment of an existing wall and natural screening. The proposed wall will be set in the same position as the existing boundary treatment onto Langstone Road, utilising the existing dropped kerbs.

The boundary treatment's along Langstone Road vary greatly, with walls of a similar height to the proposal within close proximity to the application site. It is therefore considered that the proposed wall and gates with a maximum height of 1.8m will be appropriate in this location. The overall design is considered to comply with policy CS16 of the Havant Borough Core Strategy 2011.

(iii) Impact upon residential amenity

No objections have been received in relation to this application. The height of the proposed wall drops from 1.8m to the existing wall height of 1m at both the northern and southern points, adjacent to the neighbouring properties (No's 17a & 21 Langstone Road).

8 Conclusion

The design and proposed materials are considered to be acceptable, causing no detrimental impact on either residential amenity or the streetscene and therefore this application is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00273

(A)

(B) for the following reasons/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 29.03.16

Site plan - received 29.03.16

Existing and proposed plan -Bungaroo/Havant/2016/01

Reason: - To ensure provision of a satisfactory development.