
Site Address:	41 New Brighton Road, Emsworth, PO10 7QP		
Proposal:	Variation of Condition 2 of Planning Permission APP/15/01432 relating to boundary wall, railing and gates.		
Application No:	APP/16/00234	Expiry Date:	28/04/2016
Applicant:	Mr & Mrs Hepworth		
Agent:		Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling with a concrete tiled pitched roof and elevations of white render. The site is relatively level with vehicular access to the front garden area enabling the provision of off-road parking. The front boundary treatment currently comprises a Laurel hedge in excess of 2 metres with double vehicle and pedestrian gates set back approximately 2 metres from the highway. The property is enclosed by a brick boundary wall approximately 1.8 metres in height.

The street scene of New Brighton Road is relatively consistent, with dwellings of varying sizes, designs and materials. Most dwellings are set back from the highway with low lying boundary treatments comprising a combination of both soft landscaping and either fencing or a brick wall forming the front boundary. However, there are some examples in the street scene of properties whereby their rear garden abuts New Brighton Road (an example of this would be 62 Christopher Way) these boundary tend to be slightly higher in line with the proposal.

2 Planning History

98/63564/000 - Single Storey Rear Extension, PERM,09/09/1998

08/63564/001 - Single storey front/side/rear extensions, first floor rear extension., PERM,30/09/2008

APP/15/01214 - Fell 1No. Ash (T1), crown reduce 1No. Ash (T2) by 4m and reduce lever arm by 4m, remove branches 1No. Ash (T3) fouling neighbouring roof on east sector to give 1m clearance of roof., UNK,

APP/15/01432 - Construction of new boundary wall and railings, with automatic vehicle and pedestrian gates to New Brighton Road frontage., PERM,09/02/2016

3 Proposal

This application seeks to vary Condition 2 of Planning Permission APP/15/01432 relating to the elevation plan detailing the measurements for the boundary wall, railings and gates.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

None relevant

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: 13

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

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) Acceptability of changes to the scheme

(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) Acceptability of changes to the scheme

The proposed changes are considered to be acceptable as the overall scale and design of the boundary wall remains as permitted in terms of its visual appearance. The proposed changes incorporate decreasing the width of the gates by 0.35 metres and marginally increasing the width of the brick pillars and boundary wall by 0.5 metres. It is not considered, given the minor nature of the proposal, that these changes would impact detrimentally on the existing streetscene or result in any adverse impact upon residential amenity further to that considered within the original

proposal.

8 Conclusion

The changes are considered to be acceptable and are therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00234 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Location plan A- received 23rd December 2015
Red line plan "B"- received 23rd December 2015
Amended plan "C"- proposed location of new wall and gates- received 1st February 2016
Amended plan "D"- proposed layout plan- received 1st February 2016
Elevations plan- received 3rd March 2016
Reason: - To ensure provision of a satisfactory development.