
Site Address:	41 New Brighton Road, Emsworth, PO10 7QP		
Proposal:	Construction of new boundary wall and railings, with automatic vehicle and pedestrian gates to New Brighton Road frontage.		
Application No:	APP/15/01432	Expiry Date:	17/02/2016
Applicant:	Mr & Mrs Hepworth	Team:	Team 2
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, remove branches 1No. Ash (T3) fouling neighbouring roof on east sector to give 1m clearance of roof., UNK,

3 Proposal

This application is for the construction of a new boundary wall and railings, with automatic vehicle and pedestrian gates to the New Brighton Road frontage.

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

No 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: 13

Number of site notices: N/A

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No adverse comments 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 streetscene
- (iii) Effect on neighbours

(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 streetscene

As described above, the street scene of New Brighton Road is varied, with little consistency in terms of dwelling size, design and use of materials. Due to the location of dwellings within the street scene, with some backing onto the highway (such as 62 Christopher Way) and others facing the highway directly but set back- the type, height and level of boundary treatment also varies. Whilst the current boundary treatments surrounding the property tend to be lower comprising a combination of both vegetation and either fencing or a brick wall, the proposal is not seeking to increase the height of the current boundary treatment.

The proposal as submitted sought to bring the double and pedestrian gates forward in line with the proposed wall which could have been considered as overly oppressive and dominating, causing harm to the character of the street scene. However, the applicant has since made revisions to the proposal to step the double and pedestrian gates back by half a metre to reduce the impact on the street scene. Whilst the proposed height of the new wall is set to be approximately 1.8 metres in height overall, the wall itself is only approximately 1 metre in height. The additional 0.8 metres incorporate railings and brick pillars to allow visibility for all trees and shrubs evident within the front garden of the property- this will soften the impact on the street scene.

Whilst the loss of the hedge is regrettable, the applicant could remove the hedge and erect a wall in replacement under the Permitted Development criteria.

(iii) Effect on neighbours

The proposal would be set away from the neighbours to the north and south elevations and the block of flats immediately adjacent to the property are set back a considerable distance from the highway. Therefore, the proposal would not be considered to cause unacceptable harm to the amenity of neighbours through the loss of privacy, outlook or overlooking.

Conclusion

The design and use of materials is considered to be on balance. The proposal, sited within a street scene 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 should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01432 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 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

Amended elevations plan- received 1st February 2016.

Reason: - To ensure provision of a satisfactory development.

