
Site Address:	25 Oaklands Grove, Waterloooville, PO8 8QX		
Proposal:	Replacement of front boundary wall and hedging with new brick boundary wall and railings to a maximum height of 1.5m.		
Application No:	APP/14/01172	Expiry Date:	16/01/2015
Applicant:	Mr J Swatridge	Team:	Team 2
Agent:	Mr J Jay	Case Officer:	Bee Crawford
	The Planning Service		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a modern two storey semi-detached property situated on a bend of Oaklands Grove, with the house being set back from the road by approximately 7 metres. It has a brown tiled shallow pitched roof with a red tiled mono-pitched canopy to the front and elevations of yellow multi-brick and white cladding. The site is level, slightly higher than the road with open vehicular access to the front, a tarmac parking area and grass. There is a 1.15 metre high wall to the front southern boundary with a 1.85 metre high hedge immediately behind, a 2 metre high hedge and fence to the western boundary and a 1.15 metre high wall to the eastern boundary.
- 1.2 The adjoining property of the same age, style and design lies to the east, a modern two storey semi-detached property of a similar age, style but different design and set forward of number 25 lies to the west and a modern two storey detached property of a similar age, style and design is opposite the site. The area is of medium density of a mixture of modern detached and semi-detached two storey properties and bungalows of similar and various ages, styles and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is to replace the existing hedge and wall with a new brick wall and railings to a maximum height of 1.5 metres to the southern (front) boundary. The front parking area is to be extended and resurfaced, although this would fall within the realm of permitted development.

4 Policy Considerations

National Planning Policy Framework

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

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

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse 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: 6

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) Effect on neighbouring properties
- (iii) Effect on the character of the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbouring properties

7.3 The proposed boundary wall with railings replaces the existing boundary treatment of a wall and hedge and will be located in the same position as the existing boundary treatment fronting Oaklands Grove. Whilst the height of the new wall is 0.35 metres higher than the existing, the proposed overall height is 0.35 metres lower than the existing 1.85 metre high hedge and is of a lesser depth. The design and appearance of the proposal is in proportion to the existing building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on neighbouring properties.

(iii) Effect on the character of the streetscene

7.4 The streetscene of Oaklands Grove is characterised by properties of different ages,

styles and designs with various boundary treatments. Consequently it would be difficult to argue that the proposal would be visually harmful and it is therefore considered that the proposal is unlikely to lead to a detrimental impact on the character of the streetscene.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01172 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing E001	Existing location and block plan
Drawing E002	Existing photo views
Drawing E003	Existing site plan
Drawing E004	Existing access
Drawing P001	Proposed location and block plan
Drawing P002	Proposed site plan
Drawing P003	Proposed access

Reason: - To ensure provision of a satisfactory development.