
Site Address:	85 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Application for non-material amendment to Planning Permission APP/13/01282 in relation to removing the timber inserts to the boundary wall.		
Application No:	APP/14/00983	Expiry Date:	20/10/2014
Applicant:	Mr A Burton	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a large prominent detached dwelling located on the junction of New Brighton Road with Christopher Way, with access to the site from Christopher Way. The curtilage of the site has been altered and sub-divided over time, with the result that the main area of amenity space now fronts New Brighton Road. The boundary treatment currently consists of a 1 metre high fence and vegetation along New Brighton Road and a 1.9 metre and 1.8 metre fence along Christopher Way. The fence is in a poor state of repair and has an untidy appearance.

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 treatment of soft landscaping forming the front boundary. Some dwellings, similar to that of the application site, have rear gardens facing New Brighton Road, for example 3 Maple Close, which shares a boundary with the application site to the south. Further dwellings with this kind of relationship were also noted to the north east of the site. In these instances the boundary treatment tends to be higher with 1.8 metre fences noted. These are generally stained with a dark brown colouring and soft vegetation either behind or to the front.

2 Planning History

APP/13/01282 Replace existing fencing and hedging with a 2.45m high wall with 2.365m high timber inserts to the east and part of northern boundaries. Approved

3 Proposal

Application for non-material amendment to Planning Permission APP/13/01282 in relation to removing the timber inserts to the boundary wall. The proposal as now submitted is for a 2.45 high brick wall constructed with piers at approx 2m intervals, and planting comprising climbers (ivy) to the front of the inset brick panels. The wall would be constructed of reclaimed bricks of a similar finish to those of the house.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Jaime Gargett, Development Control :-Not required

Previous comments :-A TPO tree is shown on GIS to be located to the southern boundary, just outside the curtilage of the application site and within the curtilage of No.3 Maple Close. During a site visit it was noted that the tree is no longer in place. There are therefore no tree constraints to the current proposal.

FAO Landscape Team, Technical Services

I've reviewed the plans. I have some reservations about the existing planting surviving the extensive foundations to be dug, so hopefully they will survive and provide the necessary internal softening and also some relief from the public side also.

Looking at the frequency of the brick pillars, I would want to see 3 no. Ivy (Hedera Helix 'Glacier') between each pillar, this totals approximately 51 plants for the scheme. This will give the best overall coverage and allow for some natural plant loss over time. This will, in time, provide softening and relief to the brick façade along New Brighton Road.

6 Community Involvement

not applicable

7 Planning Considerations

Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

Effect on character of street scene and existing dwelling

As described above, the street scene of New Brighton Road is varied, with little consistency in terms of dwelling size, design, use of materials and boundary treatment. In approving application APP/13/01282 for a 2.45m high wall with 2.365m high timber inserts to the east and part of northern boundaries, it was considered that having regard to this variation and the existence of 1.8m boundary treatment nearby, combined with the substantial stature of the dwelling, that the proposed boundary treatment would be in keeping with the character of the dwelling and not detrimental. The current application which involves a boundary treatment of a similar height but to be constructed entirely in brick rather than alternating brick and timber panels. It would include the use of reclaimed bricks, copings and buttresses to ensure a good quality appearance and space for planting. As such it is not considered to result in a

materially different impact to the boundary treatment approved under the 2013 application.

8 Conclusion

The proposal, sited within a street scene noted to have some high boundary treatment facing the highway, is unlikely to lead to an adverse impact to the character of the street scene or the existing dwelling, and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00983

subject to the following conditions

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

site plan drg 12B
Proposed elevations drg13B

Reason: - To ensure provision of a satisfactory development.