
Site Address:	Retaining Wall rear of 19-30 Renown Gardens, Waterlooville		
Proposal:	Replacement of existing timber post retention wall, with new masonry retaining wall.		
Application No:	APP/14/00587	Expiry Date:	28/07/2014
Applicant:	First Wessex	Team:	Team 2
Agent:	Mr T Peeling	Case Officer:	Tina Pickup
	Scott White and Hookins		
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site lies on the west side of Huntsman Close near the junction with Eagle Avenue and opposite the public car park that lies to the rear of the retail parade in Milton Road.

19- 30 Renown Gardens comprises a 3 storey residential block fronting Renown Gardens and with rear parking accessed off Huntsman's Close. The dwellings are sited at a higher level than the parking and Huntsman's Close with a 1.5 to 1.8m retaining wall faced with timber posts forming the boundary between the gardens and the parking.

2 Planning History

None relevant

3 Proposal

To rebuild the retaining wall with a brick face.

4 Policy Considerations

National Policies

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, (Fire Access Consultation)- Not a buildings regulations matter
Development Engineer -Construction Management Plan condition recommended.
parking spaces should be a minimum of 4.8m in depth.

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: 21

Number of site notices: one

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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:

- (i) Principle of development
- (ii) Visual impact
- (iii) Highways considerations

- (i) Principle of development

The site lies within the build up area where development is acceptable in principle subject to the considerations below.

- (ii) Visual impact

The wooden posts are now failing and replacement with a brick wall, subject to approval of brick type and capping, would be an improvement and is not considered to result in visual detriment.

- (iii) Highways considerations

The agent has confirmed that following implementation of the development the depth of the parking spaces would not be less than 4.8m. Subject to a construction method statement addressing displaced car parking, materials store, construction site office, arrangements for construction vehicles and of other vehicles delivering/removing materials and other items to/from the development, and site footway access the impact on the highway is considered acceptable.

8 Conclusion

The proposed works are considered acceptable and approval is recommended.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00587

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 Construction of the building(s) hereby permitted shall not commence until a specification of the types and colours of all external facing materials, including the provision of sample panels of the external facing materials and colour of mortar to be used for the construction of the same, has been submitted to and approved in writing by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 No development hereby permitted nor any related site clearance shall commence until a construction management plan specifying the provision to be made within the site and/or on other land nearby (throughout the clearance and construction period) for :-
 - displaced car parking,
 - materials store,
 - construction site office,
 - arrangements for construction vehicles and of other vehicles delivering/removing materials and other items to/from the development site
 - footway accesshave been submitted to and approved in writing by the Local Planning Authority. Thereafter, throughout such site clearance and implementation of the development hereby permitted, all such temporary parking provision shall be provided and used only as such.
Reason: To safeguard the amenities of the locality and/or in the interests of traffic safety and having due regard to policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 4 The depth of the vehicle parking spaces within the site shall not be less than 4.8m.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Os location plan

Letter from agent dated 31 March 2014

email from agent of the 11 July 2014

Photos of existing retaining wall

Retaining wall general arrangements W00779-100 Rev C01 and 101 Rev C01

Reason: - To ensure provision of a satisfactory development.