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|-----------------|----------------------------------------------------------------------------------------|---------------|----------------|
| Site Address:   | Willowbrook, Bidbury Lane, Havant, PO9 3JG                                             |               |                |
| Proposal:       | Installation of 1.7m high railings and gate along retained hedge to southern boundary. |               |                |
| Application No: | APP/14/00039                                                                           | Expiry Date:  | 11/03/2014     |
| Applicant:      | Mr K Willis                                                                            | Team:         | Team 1         |
| Agent:          | Mr A Rogers                                                                            | Case Officer: | Heather Lealan |
|                 | Ara Architects                                                                         |               |                |
| Ward:           | Bedhampton                                                                             |               |                |

Recommendation: **GRANT PERMISSION**

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## **1 Site Description**

The site is situated on the northern side of Bidbury Lane and is within the defined urban boundary and Old Bedhampton Conservation Area.

The property within the site is a good sized single storey dwelling with existing parking provision within a garage and tarmac driveway. The property is well screened from the streetscene by a dense and mature hedge approximately 2m in height, and there are a number of mature trees which surround the site.

## **2 Planning History**

There are a couple of applications in the early 1990's and some applications for works to trees. However these do not have direct relevance to the current proposal.

### APP/13/01041

Extension to provide a hydrotherapy pool room to rear elevation; ramp and level access area to lobby, new patio and balustrade to side elevation - Permitted 2013'

## **3 Proposal**

Installation of 1.7m high railings along retained hedge to southern boundary

## **4 Policy Considerations**

### National Policies

The National Planning Policy Framework, March 2012

### Core Strategies 2011 forming part of the HBLDF

|      |                                                                                   |
|------|-----------------------------------------------------------------------------------|
| CS11 | (Protecting and Enhancing the Special Environment and Heritage of Havant Borough) |
| CS16 | (High Quality Design)                                                             |
| DM8  | (Conservation, Protection and Enhancement of Existing Natural Features)           |

### Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011

Listed Building Grade: Not applicable.

Conservation Area: Old Bedhampton

## **5 Statutory and Non Statutory Consultations**

Tree Officer - No concerns with regard to the minor application.

*Officer Comment - To protect the hedge and any adjacent trees it is recommended that any permission is conditioned such that the holes are hand dug.*

Conservation Officer - The Old Bedhampton Conservation Area retains an essentially rural character aided by the predominance of trees and hedges defining boundaries. The more formal tall railings proposed run counter to this. Aside from the gates it is difficult to ascertain what additional security the fencing will provide. The tall deep hedge must provide a formidable physical barrier. A better solution from a conservation area perspective would be limit the railing and gates to that section necessary to secure the drive.

I accept the impact of the railings would be relatively contained with the existence of the present hedge but there is no guarantee of this since its removal can not be controlled. This is my concern. The benefit of limiting the works to what I have described is there would be every incentive to retain and maintain the hedge, without any perceivable loss in security.

*Officer comment: See paragraph 7.3 below.*

Landscape Officer - No objections raised for this small scale application

Archaeology - Given the small scale of the proposed development there are no archaeological issues I wish to raise in this instance.

## **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: 9

Number of site notices: One

Statutory advertisement: Yes

Number of representations received: None

## **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 visual amenities of the streetscene and conservation area
- (iii) Effect on adjacent residential dwellings
- (iv) Impact of Trees

(i) Principle of development

- 7.2 In terms of the principle of the development, the proposal is for a new boundary treatment to an existing residential site in the urban area. Such works are considered to be acceptable in principle subject to other development control criteria.

(ii) Effect on visual amenities of the streetscene and conservation area

- 7.3 This scheme proposes to erect a 1.7m high railing fence along the southern boundary of the site. The Conservation Officer has some concerns that the tall railings proposed run counter to the vegetative boundaries elsewhere in the conservation area and that the railings will increase the chances of the loss of the hedge in the future. The Conservation Officer's comments were put to the applicant who considered alternatives; for example locating the fence behind the hedge, installing a lower fence under PD - but the applicant concluded that such amendments would not fully achieve his objectives. The Case Officer has concluded on balance that it would be very difficult to substantiate a refusal of the scheme in planning terms as the property adjacent to the site has a 2.5m high railing fence that successfully blends well with a boundary hedge behind it. As such it is considered that the Conservation Officer's concerns can be largely overcome by conditioning any planning consent that the hedge must remain during the installation of the fence, to accord with the terms of the submitted application. (The removal of the hedge otherwise not requiring planning permission).
- 7.4 As such, with appropriate conditioning, it is considered that the development would accord with the requirements of Core Strategy policies CS11 and CS16.

(iii) Effect on adjacent residential dwellings

- 7.5 The railings are to the front of the site adjacent to the existing hedge, away from other residential dwellings and are of a minor nature. It is therefore considered that the proposals are in accordance with Core Strategy Policy CS16, and the Havant Borough Council Borough Design Guide Supplementary Planning Document December 2011.

(iv) Impact of Trees and Hedge

- 7.6 It is not considered that the scheme will have a negative impact on the trees/ hedge both within and surrounding the site so long as it is conditioned that the post holes are hand dug and roots avoided. On this basis the scheme would be in accordance with the requirements of Havant Borough Core Strategy Policy DM8.

## **8 Conclusion**

- 8.1 It is considered that the proposal is acceptable and that planning consent should be granted subject to planning conditions.

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## **9 RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00039 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 installation of the railings and gate hereby approved shall not be undertaken otherwise than in conjunction with the retention of the existing hedge along the southern boundary of the site to a minimum height of 1.7 metres and to a standard consistent with good arboricultural practice.

**Reason:** To accord with the terms of the application submitted, to ensure the maintenance of screening to the site and to protect the appearance and character of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 3 Any ground excavation work involved in the installation of the railings shall be carried out only by hand, and any roots encountered over 25mm in diameter shall not be severed.

**Reason:** To ensure the hedge and adjacent tree are not adversely affected by the construction of the development and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Design and Access Statement received 14 January 2014

Location Plan and Block Plan Drwg.No 1071/50 received 14 January 2014

Photos of Southern Boundary Drwg No 1071/51 received 14 January 2014

Photo and plan showing proposed railings Drwg No 1071/52 received 14 January 2014

**Reason:** - To ensure provision of a satisfactory development.