
Site Address:	51A Longwood Avenue, Waterloooville, PO8 8JA		
Proposal:	Rebuilding of front boundary wall.		
Application No:	APP/14/00272	Expiry Date:	07/05/2014
Applicant:	Mr & Mrs Belton	Team:	Team 2
Agent:	Mr Day	Case Officer:	Heather Lealan
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site comprises a single storey, detached dwelling. It is set back from the highway and includes a lawn and driveway to the front leading to an attached garage further back in the plot. The front boundary is marked by a low fence and some mature hedging.

2 Planning History

None relevant

3 Proposal

Erection of a 1.3m high curved brick wall along the front boundary.

4 Policy Considerations

National Policies
NPPF

Core Strategies 2011 forming part of the HBLDF

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

5 Statutory and Non Statutory Consultations

Development Engineer:
No comments received.

Southern Water:
No objections

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: 5

Number of site notices: 0

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) Impact on the streetscene

(i) Principle of development

7.2 The site is located within a defined urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Impact on the streetscene

7.3 The streetscene is characterised by low boundary frontages some of which are brick walls and some are fences. As a brick wall is generally considered to be of a more substantial, higher quality material, the replacement wall at No. 51a would have a positive impact on the visual amenity of the dwelling and the streetscene. It was be of a low height which would retain the sense of openness in this section of the streetscene.

8 Conclusion

The application is considered to be acceptable and is recommended for permission.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00272 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 wall hereby permitted shall not commence until samples and details of all external facing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and

finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11.4, CS16 and DM9 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

Site plan and proposed elevations - Drwg No. 0314 04

Reason: - To ensure provision of a satisfactory development.