
Site Address:	41 Havant Road, Emsworth, PO10 7JD		
Proposal:	Installation of gates to driveway.		
Application No:	APP/13/00465	Expiry Date:	15/07/2013
Applicant:	Mrs Sylvester	Team:	Team 2
Agent:		Case Officer:	Rachael McMurray
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

No. 41 Havant Road is a Grade II* Listed Georgian semi-detached property situated on the north side of Havant Road. The dwelling is a two storey structure with rendered brick walls and a tile pitched roof. The perimeter of the site is bounded by dense vegetation effectively screening the site from surrounding properties and Havant Road. There is a detached former stable block / outbuilding located within the rear garden, the side elevation of which forms part of the side/west boundary with Convent Lane.

2 Planning History

APP/12/00943

Change of use of stable block from existing residential use to holiday accommodation; including works to roofing, fenestration and general repairs, new patio area and internal alterations. Permitted - 5/11/12.

3 Proposal

Installation of gates to the front entrance of the property. The gates would be 2.5m in height. There is an existing entrance which is currently open between two white, capped piers, which are 2.6m in height.

4 Policy Considerations

National Policies

NPPF

Core Strategies 2011 forming part of the HBLDF

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
DM13	(Car and Cycle Parking on Residential Development)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

No concerns from listed building point of view.

Development Engineer:

This application is lacking detail but I assume that photo 2 shows the type of gate that will put up between the existing pillars in photo 1. The opening between the existing pillars is quite large and the gates will be heavy. If the pillars have to be reconstructed I would prefer the gates to be set back 4.5 metres from the kerb to ensure a car does not overhang the highway while the gates are being opened. However automatic wheeled electric gates could work between the existing pillars.

The applicant has confirmed in an email dated 21/6/13, that the piers would not need to be reconstructed to support the electric gates.

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: 7

Number of site notices: 0

Statutory advertisement: 31/05/2013

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) Appropriateness of the design and effect on the streetscene**

(i) Principle of development

7.2 The proposal is considered to be a small scale development although would be subject to local planning policy relating to High Quality Design (Policy CS16 of the Local Plan) and due to its historical protection, Policy C11 - Protecting and enhancing the special environment and heritage of Havant Borough.

(ii) Appropriateness of the design and effect on the streetscene

7.3 The gates would be constructed from wood and would sit in between the existing piers. The gates would be electric and the applicant has confirmed that no changes would be required to the piers to support this type of gate. The gates will be left unpainted. It is considered that the gates would be appropriate in the context of the residential streetscene and would not have an adverse impact on the visual amenity of the locality.

8 **Conclusion**

The application 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/13/00465 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of the approval of the last of the reserved matters to be approved.

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:

P1 - photo indicating gate style

P2 - Existing entrance with brick piers to No. 41 Havant Road

P3 - Location and Block Plan

Email dated 9/7/13 from applicant stating the height of the proposed gates.

Reason: - To ensure provision of a satisfactory development.

- 3 The gates hereby approved shall at all times be operated by electric or remote means only unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent vehicles stopping on the highway and creating a hazard and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.