

DELEGATED OFFICER REPORT

PROPOSAL	Proposed front wall and entrance gate
LOCATION:	7 Meadowlands, Havant, PO9 2RP
REFERENCE NO:	APP/25/00593
APPLICANT:	Mr Smith
APPLICATION TYPE:	Householder planning permission
CONSULTATION EXPIRY DATE:	10/10/2025
APPLICATION EXPIRY DATE:	08/09/2025
WARD:	St Faiths
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 7 Meadowlands, Havant, PO9 2RP is a substantial detached three storey dwelling located to the north-east of Meadowlands. The property has vehicular access via a driveway from Meadowlands in the south-west of the site with a large hardstanding area to the front of the property. There is no footpath and the driveway is at the same level as the road with no dropped kerb. There is extensive mature planting to the boundaries, including a TPO group to the rear of the site and two individual TPO trees.
- 1.2 Meadowlands is a no through road and the properties within it are large, detached residential dwellings in a variety of styles and materials. Warblington School is to the north and rear of the site.

2. Planning History

Is there any planning history relevant to the current application? Yes

[Planning Application - APP/24/01002](#)

Construction of detached garage (retrospective)., PERM, 13/02/2025

[Planning Application - APP/11/01274](#)

Remove large limb to western aspect, crown clean to include removal of dead and crossing branches of 1No. Pine tree (T3) subject to TPO 1780., PERM, 21/12/2011

[Planning Application - APP/21/00170](#)

Construction of new rear extension and enlargement / remodelling of existing building to create additional habitable accommodation including associated car parking., PERM, 23/09/2021

[Planning Application - APP/21/00322](#)

Application for certificate of lawfulness relating to construction of 2No. single storey outbuildings consisting of a Snooker Room and Gym., PERM,18/11/2021

3. Proposal

Proposed front wall and entrance gate.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Chichester Harbour Management Plan 2024-2025

Havant Borough Council and Chichester District Council Joint SPD - Chichester Harbour Area of Outstanding Natural Beauty

Havant Borough Local Plan (Core Strategy) March 2011

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)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

N/A

Listed Building Grade: N/A

Conservation Area: N/A

5. Statutory and Non Statutory Consultations

Arboriculturist/Tree Officer (1)

There are no tree constraints for this application, however there are some trees close to the development and it would be beneficial to ensure that a TPP is conditioned.

Officer Comment

In response to the above comments the agent provided a Tree Protection Plan and the Arboriculturist was reconsulted.

Arboriculturist/Tree Officer (2)

Thank you for the information as requested, I am happy with the submission and would suggest the following condition please: The development hereby permitted shall only be carried out in accordance with the submitted Tree Protection Plan and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations). Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework. <u>Officer Comment</u> <i>The recommended condition has been included.</i>
Councillor Daniel Berwick No comments received.
Councillor Gillian Harris No comments received.
Councillor Phil Munday No comments received.

6. **Publicity and 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: 14

Number of site notices: N/A

Statutory advertisement: N/A

Number of representations received:

Comment	Officer Comment
No comments received	

Material planning considerations are addressed in Section 7.

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 design and impact on the character of the area

- (iii) Effect on neighbouring properties
- (iv) Parking Provision
- (v) Impact to trees
- (vi) Biodiversity Net Gain (BNG)

(i) Principle of development

- 7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposals are for a brick wall and secure entrance gates at the location of the existing site entrance. The proposals would be inset from the site boundary to allow vehicles to pull up off the road whilst the gates are opened.
- 7.4 The proposed gates would be approximately 4.5m in width and a maximum 2.1m in height, with a curved design dropping to approximately 1.7m high where it would attach to the proposed brick piers. It would be set at least 5.4m from the site boundary and 12m from the main house. The agent has confirmed that the gates would be in a black powder coated metal that would be in keeping with the fenestration and roof trim of the main house and with the gates to No.10 Meadowlands.
- 7.5 The proposed wall would be approximately 1.83m in height interspersed with brick piers to approximately 2.15m high and topped with decorative spheres. The brickwork would be to match the main dwelling. Nos. 10 and 12 Meadowlands have previously erected similar front boundary wall and gate arrangements, albeit of lower height. However, it is noted that the proposed wall would be of a similar height to the existing hedging on either side, would be set back at least 3m from the street. Considering all of the above, the proposed wall and gates are considered to be acceptable.
- 7.6 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.7 The proposals would be set back behind existing screen planting to the south, east, and west and as such would not be immediately visible from any neighbouring properties. Any impact to neighbouring properties is therefore considered to be minimal.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Parking provision

- 7.9 A gravel driveway with sufficient width for at least 7 vehicles would be retained, which is

in excess of the requirements specified in the Havant Borough Council Parking SPD (2016) agreed as part of previous applications at this property. The proposals are therefore deemed to be in accordance with Policy DM13.

(v) Impact to trees

- 7.10 The Council's Arboriculturist was consulted and commented that, whilst there would be no specific tree constraints, a Tree Protection Plan would be required to assess the potential impact on trees close to the development. The agent subsequently provided the requested Tree Protection Plan, which has been reviewed and is considered to satisfactorily demonstrate that the proposals would accord with Policy DM8 of the HBLP (Core Strategy). It is recommended that a condition be included to ensure the proposed works are carried out in line with the submitted Tree Protection Plan.

(vi) Biodiversity Net Gain (BNG)

- 7.11 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

8 Conclusions

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9. **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/25/00593 subject to the following conditions

Conditions:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by 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:

Location Plan KALO-0253-301
Entrance Gate/Wall KALO-0253-400
Arboricultural Implications Appraisal and Arboricultural Method Statement

Reason: To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms, email dated 20 November 2025 and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 The development hereby permitted shall only be carried out in accordance with the submitted Arboricultural Implications Appraisal and Arboricultural Method Statement KALO-0253-1000 Rev. B and British Standard BS5837: 2012 (Trees in relation to design, demolition and construction - Recommendations).

Reason: To ensure the continuity of amenity value afforded by the trees in question and in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

Informatives:

- 1 In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You were updated about issues after the initial site visit.