
Site Address: Jubilee School 84-86 Jubilee Road, Waterloooville, PO7
7RE
Proposal: Erection of new 2.4m high Euroguard Regular Security Fencing around
the perimeter of the garden.
Application Type: Full Planning Permission
Application No: APP/24/00516 Expiry Date: 29/08/2024
Applicant: Mr Russell
OFGL
Agent: Mr Hoskins Case Officer: Josephine Lacey
MH Architects Limited
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

Jubilee School, 84-86 Jubilee Road, Waterloooville, is an independent school for children with social, emotional and mental health needs from 5 to 16 years old. The school is located on the northeast side of Jubilee road, and the rear boundary of the site borders Jubilee Park. There is a car park to the front and there are four buildings on the site. The surrounding area is residential. The current boundary treatment is a blue metal fence to the front surrounding the car park and wooden fence to the rear bordering the park and neighbouring dwelling.

2 Planning History

90/52950/001 - Retention of Portakabin for storage purpose, as amended plan received 20/03/91
, ZHIS,12/08/1991
APP/13/00947 - Change of use from office (B1) to school (D1) and alterations to access to 88a., PERM,22/11/2013
APP/16/00275 - Erection of stand alone two classroom block located in car park to front of existing building.(Approved 12.05.16) Request to Discharge Condition No. 2 (03.08.16)., PERM,12/05/2016
APP/18/00437 - Change of use from business (B1) to special needs school (D1) to provide new food tech and design technology classroom/workshop teaching block; including external alterations and new canopy; six additional car parking spaces; new 1.8m high fencing to parts of site; and change of use of residential garden to school grounds. (Approved 13.08.18). Request to Discharge Conditions 6 & 7 (17.10.18)., PERM,13/08/2018
APP/18/01053 - Phase 2 : Site Investigation Report & Appendix A, UNK,
APP/23/00536 - A change of use application from class C1 (residential) to class F1 (education)., PERM,13/10/2023

3 Proposal

Erection of new 2.4m high Euroguard Regular Security Fencing around the perimeter of the garden.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014
AL1 (Presumption in Favour of Sustainable Development)

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

5 Statutory and Non Statutory Consultations

Councillor Gwen Robinson
No comments received.

Councillor Peter Wade
No comments received.

Councillor Ryan Brent
No comments received.

Crime Prevention -Minor Apps
No comments received.

Developer Services, Southern Water
No comments received.

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: 13

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
We were approached by the school about erecting the fence. [Redacted]. We said we were concerned about it being ugly and an eye saw. The school said they were coming round to show us pictures of the plans. This has not happened. We said we were happy for it to be installed if we could not see the fence above. They said that they would apply a trellis so it could not be seen. [Redacted]. We would like these points considered.	Noted, please see 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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed security fence would be visible by approximately 0.6m above the existing boundary fence which is to be retained at the rear boundary which is shared with Jubilee Park. It would extend along this boundary for approximately 15m. It would extend above the boundary fences with No. 90 and No. 92 Jubilee Road by approximately 0.6m. These fences are to be retained. The existing fence surrounding the building No.88 Jubilee Road would be removed and replaced by the new 2.4m fence along the perimeter of the land to the rear of this building, adjacent the car park.

7.4 The proposed fence would be a Euroguard Regular fence. This fence is not considered to visually enhance the character of the area but is necessary to ensure the safety of the children with special educational needs attending Jubilee School. The fence would be 0.4m greater in height than what can be constructed under permitted development rights, but would not be opaque so light can still pass through. It would also be constructed 400mm from existing fences at boundaries with neighbouring properties. It is considered appropriate in context of the use of the buildings on the site as a school, therefore, on balance, greater weight is given to the safety requirement than the appearance of the fence.

- 7.5 The fence would border the park for just 15m along the boundary. Due to the large size of Jubilee Park, this is considered 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 result in a limited and acceptable impact on the visual amenity of the locality.

(iii) Impact upon residential amenity

7.7 The fence would be adjacent the boundary with No.90 Jubilee Road along the eastern and northern boundary to the rear. It would be behind the existing fence to this dwelling, which is to be retained, but would extend above this by approximately 0.6m. The fence would not cause a loss of light or outlook to this dwelling because light can pass through the mesh and it would not be opaque. It is therefore also not considered to be overbearing. The fence would not cause a lack of privacy as the existing fence, which sufficiently provides privacy, would not be removed.

7.8 The fence would be adjacent the boundary with No.92 Jubilee Road along the eastern boundary to the rear. It would be behind the existing fence to this dwelling, which is to be retained, but would extend above this by approximately 0.6m. The fence would not cause a loss of light or outlook to this dwelling because light can pass through the mesh and it would not be opaque. It is therefore also not considered to be overbearing. The fence would not cause a lack of privacy as the existing fence, which sufficiently provides privacy, would not be removed.

7.9 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).

8 Conclusion

- 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/24/00516 subject to the following 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:

08 Jul 2024	88JR-MHA-XX-00-DR-A-0010-P01	SITE
LOCATION PLAN		
08 Jul 2024	88JR-MHA-XX-00-DR-A-0011-P01	
EXISTING AND PROPOSED SITE PLAN		
08 Jul 2024	88JR-MHA-XX-00-DR-A-0013-P01	
PROPOSED BOUNDARY ELEVATIONS		
08 Jul 2024		
EUROGUARD REGULAR FENCE SPEC		

Reason: To ensure provision of a satisfactory development.

- 3 The development hereby approved shall be set back 400mm inside the boundary of the site, where the site shares its boundaries with neighbouring properties, and Jubilee Park, with the existing timber fence retained.

Reason: In the interests of of neighbours amenity and the character and appearance of the area, in accordance with Policy CS16 of the Havant Borough Council Local Plan (Core Strategy) 2011 and National Planning Policy Framework.