
Site Address:	37 Lombardy Rise, Waterlooville, PO7 8EB		
Proposal:	Erection of 1.8 metre fence around the boundary of the property.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00104	Expiry Date:	14/06/2024
Applicant:	Miss Crockford		
Agent:		Case Officer:	Ikrame Essalih
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 37 Lombardy Rise, Waterlooville is two storey semi-detached dwellinghouse constructed in facing multi red bricks and a brown tile Gambrel roof. The property is characterised by a front open garden area and sits on a lower ground level compared to Lombardy Rise vehicle road level. The property is accessed from the main road via a pedestrian pathway sloping towards the north.
- 1.2 The surrounding area is mainly residential and comprises properties of similar design, sitting and type and other differing. It is noted that front and side boundary high fencing is a common feature within the neighbouring area.

2 Planning History

GEN/19/00348 - Proposed erection of 2m fence , UNK,

3 Proposal

The proposal involves the erection of a 1.8 metre fence to define a front garden area at the application site.

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)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

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

5 Statutory and Non Statutory Consultations

Councillor Diana Patrick

No comments received.

Councillor Elizabeth (formerly Dianne) Lloyd

No comments received.

Councillor S Milne

No comments received.

Hampshire Highways

The proposed fence does not directly or indirectly impact on the extent of public highway and does not compromise visibility to/from emerging vehicles from the adjacent parking area and pedestrians using the footways.

Having regards to the above the Highway Authority would recommend -

No objection (no conditions)

Conclusion: **NO OBJECTION**

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: 14

Number of site notices: Not applicable.

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Highway matters

(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 proposed development involves the erection of a fence along the front and side of the property to define the front garden at the application site. the fence would comprise a higher part covering approximately 58.7 sqm of the grass area and a lower part to be erected under permitted development rights; the higher fencing panels would be of approximately 1.8 metres height and would be extending along the east side boundary adjacent to the existing public pathway, the south side boundary adjacent to the car park and extending further to cover an additional part of the front garden with the closer line at approximately 6.4 metres from the edge of the main road. The proposed fence would be made of pre-dip treated wood material, of a standard shade for timber fencing. Further to discussions with the applicant, amended plans have been submitted with a recessed position of the proposed fencing to allow a transition in height and openness from the main road to the property with consideration of the streetscene.
- 7.4 With reference to Havant Borough Council Design Guide SPD, although it is acknowledged that high fencing is not typically encouraged at front boundaries, it is noted that similar works of high timber fencing at front and side boundaries are common within this area and forming part of the streetscene, particularly at properties of similar design, siting, and type. Therefore, it is considered that the proposed works would be appropriate on balance and would not adversely impact the character of the main dwellinghouse, nor be out of context of the surrounding area and would result in limited and acceptable impact to the streetscene.
- 7.5 The lower part of the proposed fence would be approximately 900 mm high and would define a square area closer to the highway, although remaining at an appropriate distance of approximately 3.35 metres from the edge of the main road. Considering the lower height of the fence, the distance to the vehicle road as well as having regards to the permitted development fallback position, it is considered that the proposal would be acceptable on balance and would have a limited impact on the streetscene and character of the area.
- 7.6 Considering the existing property location and siting as well as the neighbouring area's appearance, it is deemed that the proposed works are appropriate and would not result in an adverse impact on the character of the dwellinghouse and the visual amenity of the locality, concurring with Havant Borough Council Design Guide SPD and Policy CS16 of Havant Borough Local Plan Core Strategy (2011).

(iii) Effect on neighbouring properties

- 7.7 The proposed fence would be located at the front, with no harmful impact to the adjoining semi. The side of the property would be adjacent to the public pathway leading to other neighbouring properties facing the application site from the east side. By dint of the separating distance of approximately 7.67 metres between the proposed fence and the closest front building line at the east side neighbouring properties, with consideration of the pathway's width, the height of the proposed fence and the orientation and siting of the residential properties vis-à-vis each other, it is deemed that the proposed fence would not result in harmful overshadowing or loss of daylight or view to the neighbouring properties located on the east side.
- 7.8 By dint of the set back position of the application site, the main road and car park, it is considered that the neighbouring properties located at the south side are positioned at a sufficient distance to avoid any harmful impact resulting from the proposed works.

- 7.9 To the north side, it is noted that the adjoining property, at No.36 Lombardy Rise have no windows facing the south while there is currently mature hedging and trees at the boundary separating the application site and this adjoining property. Therefore, it is considered that the proposal would not adversely impact this neighbouring property.
- 7.10 Considering the above, it is deemed that the proposal would not have a detrimental impact on the residential amenity of the neighbouring properties. The proposed fence does not appear overbearing or lead to overshadowing, loss of view or outlook and would have limited and acceptable impact on the immediately adjacent properties and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iv) Highway matters

- 7.11 It is noted that the proposed fence would be set back from the main vehicular road. Further to consultation with Hampshire Highways Authority, no objection was raised in regard to the scheme. Consequently, the proposed works are deemed appropriate and should not be harmful to highway safety.

8 Conclusion

- 8.1 The proposed development is acceptable in principle. The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and the character of the area and is therefore considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/24/00104, 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:

Amended Proposed East Elevation - Uploaded 24 September 2024
Amended Proposed South Elevation - Uploaded 24 September 2024
Amended Site Plan - Uploaded 24 September 2024
Location Plan - Uploaded 26 March 2024
Fence Specification - Uploaded 26 March 2024

Reason: - To ensure provision of a satisfactory development.
- 3 The external materials used shall be as indicated on the submitted forms 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.