
Site Address: 50A Langstone Road, Havant, PO9 1RF
Proposal: 2.1m high acoustic fence spanning the border to the public footpath (height to match neighbour's existing fence).
Application Type: Retrospective Planning Permission
Application No: APP/23/00713 Expiry Date: 16/10/2023
Applicant: Mrs C Gee
Agent: Mr Adams Case Officer: Denise Sheath
Critchley Architecture And
Design (CAAD) Ltd
Ward: St Faiths

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

50A Langstone Road, Havant, is a two storey detached property, with a grey tiled roof and white render to all external elevations. The property has a hardsurfaced area to the frontage with wooden fencing to all boundaries.

2 Planning History

APP/20/01100 - Replace existing fence to front boundary with 2.1m high boundary wall. WD - 07/01/2021

3 Proposal

2.1m high acoustic fence spanning the border to the public footpath (height to match neighbour's existing fence).

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

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
DM20 (Historic Assets)

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

5 Statutory and Non Statutory Consultations

Conservation Officer, Development Control

Background

The application site is located on Langstone Road, just north of the Hayling Bridge. It comprises a two storey detached dwelling. The site is enclosed by a 2.1m high close boarded fence along the boundary with Langstone Road and a set of solid aluminium gates at the entrance. The site is not within the conservation area but sits in between the boundaries of Langstone and Mill Lane Conservation Areas.

Proposal

2.1m high acoustic close boarded fence along Langstone Road (retrospective)

Legislative and Policy Context

When assessing the proposal, the following legislation and policy context is taken in consideration.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires planning authorities, when considering whether to grant planning permission for development which affects a Conservation Area, to have special regard to the desirability of preserving or enhancing the character and appearance of that area.

NPPF (2023) – Chapter 16

With regards to local planning policy, the following are relevant:

Policy CS11 of the Core Strategy states that planning permission will be granted for development that:

Protects and where appropriate enhances the borough's statutory and non-statutory heritage designations by appropriately managing development in or adjacent to conservation areas, listed buildings, scheduled ancient monuments, historic parks and gardens, archaeological sites, buildings of local historic or architectural interest.

Policy CP16 (1a) of the Core Strategy states 'Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax.

All development should demonstrate that its design:

Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site'.

Policy DM20 of the Allocations Plan states that planning permission will be granted for development proposals that conserves and enhances the historic assets of Havant. It also states that application which affect, or have the potential to affect, heritage assets are expected to provide a Heritage Statement.

Assessment:

The fence has already been constructed and is therefore retrospective. It comprises a 2.1m high close boarded fence with every other fence board a contrasting colour (dark blue) to add interest to the boundary treatment and break up the massing of the fence. The fence serves a purpose on a busy main road and the contrasting colours add visual interest.

Overall, the structure does not result in harm to the setting of the two adjacent conservation areas.

Conclusion

NO OBJECTION

Developer Services, Southern Water

Southern Water has no objections to the above proposal.

It is possible that a sewer now deemed to be public could be crossing the development site.

Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119).

Website: southernwater.co.uk or by email at:

SouthernWaterPlanning@southernwater.co.uk

Officer Comment: *If planning permission is granted the above would be an informative on the decision notice*

Property Services Manager

No comments received

Southern Gas Networks - stage 1

Please find an extract from our mains records for your proposed work area, any SGN assets are described in the map legend. On some occasions blank maps may be sent to you, this is due to your proposed work being in a no gas area but within our operational boundaries.

This mains record only shows the pipes owned by SGN in our role as a Licensed Gas Transporter (GT). Please note that privately owned gas pipes or pipes owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners. If we know of any other pipes in the area we will note them on the plans as a shaded area and/or a series of x's.

The information shown on this plan is given without obligation or warranty and the accuracy cannot be guaranteed.

Service pipes, valves, siphons, stub connections etc. are not shown but their presence should be anticipated. Your attention is drawn to the information and disclaimer on these plans. The information included on the plan is only valid for 28 days.

On the mains record you may see the low/medium/intermediate pressure gas main near your site. There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. A colour copy of these plans and the gas safety advice booklet enclosed should be passed to the senior person on site in order to prevent damage to our plant and potential direct or consequential costs to your organisation.

Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes.

It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf. Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.

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: 2

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Summary of representation:

- Confirmation that the neighbouring fence is at a height between 1.97m - 1.98 m (north end and south end).

Officer Comment - Neighbouring fence details noted

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 and adjacent Conservation Areas
- (iii) Effect on neighbouring properties

- (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 and adjacent Conservation Areas .

- 7.3 The proposal is for the retention of a 2.1m high acoustic fence to the front (eastern) boundary of the application site. The fence is visible from the public realm due to its location to the front boundary adjacent the main highway leading to and from Hayling Island. The properties along the streetscene of Langstone Road have a mixture of boundary treatments consisting of approximate 2m high fencing, brick walls and hedging, some properties have 1m brick walls with natural high screening of shrubbery and hedging. It is therefore considered that the retention of the fencing to the frontage No.50A would not be out of keeping with the mixed frontages fronting

Langstone Road or the character of the streetscene.

7.4 The Heritage Team were consulted as part of the application due to application site being sited adjacent two Conservation Areas, Langstone Conservation Area is located opposite the front boundary with Mill Lane Conservation Area located to the rear of the property. The Heritage Team have stated that they raise no objection to the retention of the fencing as it would not result in harm to the setting of the two adjacent conservation areas. . Therefore, having regard to Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 special regard has been had to the desirability of preserving or enhancing the character and appearance of that area.

7.5 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 locality or the Conservation Areas.

(iii) Effect on neighbouring properties

7.6 The proposal would have minimal impact upon the adjacent neighbouring properties it is therefore considered any impact would be minimal and acceptable.

7.7 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) Southern Gas

7.8 Southern Gas were consulted on this application and provided information relating to when works get carried out. Relevant information can be provided to the applicant by way of an informative.

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 the adjacent Conservation Areas, 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 PLANNING PERMISSION IN RETROSPECT** for application APP/23/00713 subject to the following conditions

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

Application Form - Received 15 September 2023

Location and Block Plan - Drawing No. 20094101 - Received 15 September 2023

Existing Boundary Elevations - Drawing No. 20094301 - Received 15 September 2023

Proposed Boundary Elevations - Drawing No. 20094502A - Received 15 September 2023

Proposed Boundary Wall Site Plan - Drawing No. 20094-102A - Received 15 September 2023

Proposed Boundary Wall Site Plan - Drawing No. 20094-103 - Received 15 September 2023

Reason: To ensure provision of a satisfactory development.