
Site Address:	19 Hurstville Drive, Waterloooville, PO7 7NB		
Proposal:	Retention of a fence on the front boundary.		
Application Type:	Full Planning Permission		
Application No:	APP/24/00277	Expiry Date:	04/06/2024
Applicant:	Mr Kevan Dalby		
Agent:		Case Officer:	Bethany Crowther
Ward:	Stakes		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached two storey dwellinghouse to the west of Hurstville Drive. The property consists of brickwork and white cladding with a pitched roof. There is a hardstanding area to the front of the site providing car parking spaces. The application site is located at a road junction between Hurstville Drive and Lancaster Way.
- 1.2 The surrounding area is residential in character consisting of properties of varying design. It was noted on a site visit that the frontages in the immediate area predominantly include low level boundary enclosures, open frontages and a high level of soft landscaping, creating an open and green character to the area.

2 Planning History

02/66780/000 - Two storey front extension to east elevation and extend car port to south elevation., PERM,16/07/2002

03/66780/001 - Retention of dormer to north elevation., PERM,09/04/2003

3 Proposal

Retention of a fence on the front boundary.

This proposal was submitted as a retrospective application for the installation of a 1.8m high fence along the front boundary of the site. After a site visit, it was concluded that a fence of this height was out of character with the surrounding area and not supported. The application has been revised to consist of a fence/ front enclosure that does not exceed 1.2 m in height.

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

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.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 2

Comment	Officer Comment
• 1.8m fence is out of character for residential area, usually reserved for rear gardens/entrances • Lack of front fencing in street - original deeds state no perimeter fencing to maintain open style • Industrial appearance	• Please see section 7.

Concerns that erection of 1.8m fence would lead to further similar structures in the streetscene.	Planning permission would be required for any development not covered under The Town and Country Planning (General Permitted Development) Order. Each planning proposal is considered on its own merits and in light of spatial characteristics of a site. Granting planning permission at this site would not justify planning permission for a similar proposal elsewhere.
Retrospective applications should not be allowed when hedges or trees are removed as in this application. If such applications are not approved, those plants can not be replaced.	Retrospective applications can be submitted under section 73A of the Town and Country Planning Act 1990.

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

(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 It was observed on a site visit that the frontages in the immediate area predominantly included low level boundary enclosures, open frontages and a high level of soft landscaping creating an open and green character. High level, solid, timber panel fences on the front boundary were not existing in the immediate area. The original submission was for retrospective planning permission for the erection of a 1.8m fence along the front boundary of the site. On a site visit, it was considered that this 1.8m fence created a harsh appearance and was notably out of character with the surrounding area of soft landscaping and low boundary frontages and caused a disjointed appearance. It was therefore concluded that the 1.8m fence created a harmful impact on the street scene and character of the area.

7.4 It has been negotiated that the existing fence is to be reduced to a height not exceeding 1.2m, including any concrete posts or concrete base as part of the enclosure. The reduced height is considered to better integrate with the lower boundary enclosures that are present in the streetscene and would have a limited and acceptable effect on the character of the 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.

(iii) Effect on neighbouring properties

- 7.6 Due to the positioning and separation distance of the fence with neighbouring properties, it is considered that the proposed development would not lead to any harmful impacts to any of the neighbouring properties in terms of loss of light, outlook or privacy.
- 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).
- 7.8 Whilst third party comments received are acknowledged, they cannot give grounds to refusing this application.

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/24/00277 subject to the following conditions

- 1 The existing fence as shown in 'Photo showing the fence as built - (uploaded 09/04/2024)' and 'Photo showing the fence as built from within the property -(uploaded 09/04/2024)' shall be reduced to a height not exceeding 1.2m in total measured from the ground level, including the concrete posts and concrete base, as shown on 'Photo showing proposed fence - (uploaded 30/08/2024)' within 3 months of the date of this decision notice.

Reason: To protect the character and visual amenity of the nearby area in accordance with the aims and objectives of the National Planning Policy Framework, Policy CS16 of the adopted Core Strategy and the Council's Design SPD.

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

Photo Showing Proposed Fence (Uploaded 30/08/2024).
Location Plan

Reason: To ensure provision of a satisfactory development.