
Site Address: Wilton House, 5 Copperview Mews, Cowplain,
Waterlooville, PO8 8BW

Proposal: Replace the existing 3.1m high hedgerow on the rear garden boundary
with a 2.44m fence consisting of a gravel board, fence panel and privacy trellis.
(Retrospective)

Application Type: Full Planning Permission

Application No: APP/23/00557 Expiry Date: 20/09/2023

Applicant: Mr Inskip

Agent: Case Officer: Josephine Lacey

Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

Wilton House, 5 Copperview Mews is a two storey detached dwelling at the end of the cul-de-sac Copperview Mews. The surrounding properties are of similar design. The rear garden shares a boundary with 116 London Road, which is to the north. This neighbouring property has a large garden that is a higher level than the application site.

2 Planning History

APP/16/01174 Construction of 1 No. four bedroom dwelling. (Approved 17/02/2017).
Request to Discharge Conditions 3, 5, 6, 7 and 8 (28/03/2017). Request to
Discharge Condition 4 (18/08/2017).

3 Proposal

Replace the existing 3.1m high hedgerow on the rear garden boundary with a 2.44m fence consisting of a gravel board, fence panel and privacy trellis. (Retrospective)

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 Andrew Briggs

No comments received.

Councillor D Keast - Cowplain

No comments received.

Councillor Neil Bowdell - Cowplain

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: 15

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received.	

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 The retrospective proposal is for fencing consisting of gravel board, fence panel and trellis, approximately 2.44m high, to replace a 3.1m high hedge and original fence panels along the northern boundary, shared with no.116 London Road. This is considered in keeping and of acceptable design within the locality.

7.4 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

- 7.5 The boundary is shared with no.116 London Road. The original hedge provided sufficient privacy for only part of the year, as when the leaves begin to fall in autumn, there are significant gaps which led to overlooking between the properties. The original boundary fence at the east end of the boundary was shorter in height than the 2.44m proposed fence, and allowed for overlooking from the rear garden of no.116 London Road into the rear of the application site due to the higher ground levels to the rear of the neighbouring property. The new privacy trellis and fence minimises the issue while preventing the fence from appearing dominant and overbearing, and allowing more light through; issues that may have become apparent with a higher fence instead of having the privacy trellis.
- 7.6 The proposal is visible from the rear gardens of Nos.83-95 Galaxie Road, but does not have any impact on privacy, loss of light, or outlook.
- 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.

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/23/00557 subject to the following conditions

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

20 July 2023	BLOCK PLAN
31 July 2023	LOCATION PLAN
31 July 2023	SITE PLAN Drawing No. 4700/500

Reason: - To ensure provision of a satisfactory development.