

Recommendation: **REFUSE PERMISSION**

|      |                                                                        |
|------|------------------------------------------------------------------------|
| CS16 | (High Quality Design)                                                  |
| CS17 | (Concentration and Distribution of Development within the Urban Areas) |

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Havant Borough Pre Submission Local Plan 2036

E1\* (High quality design)

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

**5 Statutory and Non Statutory Consultations**

None.

**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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

| Comment                                                                                                                                                                                                                                                                                                                         | Officer Comment |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| My house is opposite the opposed work and there is no other houses in the estate who have undergone this type of work,it will look out of place and is not in keeping with the style of properties we live in.we feel this is a pointless planning application and will very much look stupid In comparison to the other houses | 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) Highway safety issues
- (iii) Impact upon the street scene

(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) Highway safety issues

7.3 The fence would be adjacent to Herwick Lane which is not currently maintained by Hampshire County Council. Although the proposed fence would be adjacent to the pavement it is judged it would not obstruct the visibility of approaching vehicles and pedestrians. Notwithstanding this, it is noted the adjoining pavement is fairly narrow in nature and the proposal would be highly visible in the immediate vicinity.

(iii) Impact upon the streetscene

7.4 The boundary treatments of the application site and surrounding area are characterised by shrubs, low hedging and 1 metre high open metal fencing, with higher walls serving the boundaries of rear gardens which are adjacent to the highway.

7.5 The proposal to introduce a 2.1 metre high fence along part of the north eastern boundary to enclose part of the side garden area would result in it being visually prominent from both Angus Way and Herwick Lane. It would be highly visible in this part of the street scene and would result in a detrimental form of development in relation to the character of the surrounding area. Therefore, it is considered that the proposal would be out of character with the current nature of the area and would be an overly prominent structure detrimental to the visual appearance and amenity of the street scene, which would be contrary to Policy CS16.

## **8 Conclusion**

8.1 The proposal would be out of character with the current nature of the street scene, and would be overly prominent, detrimental to the visual appearance and amenity of the street scene, which would be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy), the adopted Design Guide 2011 and the National Planning Policy Framework and is therefore recommended for refusal.

---

## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/20/00873 for the following reason

The proposal would be out of character with the current nature of the street scene, and would be overly prominent, detrimental to the visual appearance and amenity of the street scene, which would be contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.