
Site Address: 2 Chesterton Gardens, Waterlooville, PO8 8SY
Proposal: Erection of replacement fencing (starting at 1.2 m in height increasing to maximum 2 m high). Retrospective application.
Application No: APP/20/00882 Expiry Date: 19/11/2020
Applicant: Mr and Mrs Matthews
Agent: Case Officer: Denise Sheath
Ward: Hart Plain

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

2 Chesterton Gardens, Waterlooville, is a semi detached bungalow on the corner plot of Chesterton Gardens and Oaklands Grove, the property is constructed with brick with a hung tiled roof, the front boundary of the property consists of 1m close boarded fencing with concrete posts, and a hardsurfaced driveway.

2 Planning History

None relevant

3 Proposal

Erection of replacement fencing (starting at 1.2 m in height increasing to maximum 2 m high). Retrospective application.

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)

Havant Borough Pre Submission Local Plan 2036

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

5 Statutory and Non Statutory Consultations

Not required

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Comment	Officer Comment
The forty foot fence blocks the outlook from Chesterton Gardens for all properties in the street. The impact of the fence reduces security as the Neighbourhood Watch, which covers Chesterton Gardens and the lower portion of Oaklands Grove, can no longer observe vehicles and pedestrians.	See Section 7
This affects the outlook of my property and could affect the selling price	See Section 7
With regard to the height of the fence recently installed at number2 Chesterton Gardens. I appreciate that a reason for security may have been used but really this ladies security is not being helped as anyone opposite or passing by are unable to see if there were to be a problem, especially with the regard to suspicious persons. This lady could have fall and no one would know unless she were able to call out for assistance. The height of the fence has also alter the overall outlook from Chesterton Gardens. Should this be allowed it will no doubt set a precedent for the neighbouring residents of Oakland's Grove. Prior to the time this fence was installed householders were not	This is not a planning consideration This is not a planning consideration See section 7. This is not a planning consideration

advised that this was being thought of and asked for any comments.	

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 proposal is visible from the public realm. No.2 Chesterton Gardens is a corner plot which fronts Chesterton Gardens and Oaklands Grove. The retrospective fencing is along the southern elevation and consists of a concrete base and 1.8m close boarded fencing placed on top (maximum height of 2m), between concrete posts, the fencing drops to a height of 1.2m towards the front/ side southern elevation. The fencing is of a good design and quality which enhances the streetscene and does not have a detrimental impact.

7.4 Many of the properties with fencing facing Oaklands Grove have fencing of a similar design and height, retention of the fencing would not create a negative effect on the visual amenity 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 It is considered that the proposal would not cause any harm to the neighbouring properties as the height of the proposed boundary reflects similar boundary heights of the surrounding neighbouring properties along the streetscene of Oaklands Grove.

7.7 Consequently, it is considered that the proposal will not appear overbearing or lead to overlooking 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).

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended

for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/20/00882 subject to the following conditions

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

Application Form - Received 24 September 2020

Location Plan - Received 24 September 2020

Block Plan - Received 24 September 2020

Existing and Proposed Elevations - Received 24 September 2020

Reason: - To ensure provision of a satisfactory development.