
Site Address: 25 Heather Close, Waterlooville, PO7 8EE
Proposal: Erection of new 1.8m high timber fence and gate with concrete posts on Southern and part Eastern boundary.
Application No: APP/19/00976 Expiry Date: 06/12/2019
Applicant: Mr T Cook
Agent: Case Officer: Joseph Toole
Ward: Stakes
Site Visit Date:

Recommendation: **REFUSE PERMISSION**

1 Site Description

25 Heather Close, Waterlooville is on the eastern side of Heather Close. The application site is a modern two storey detached property with an attached double garage. The property comprises of brown roof tiles with a brown multi-brick, cream render. Vehicular access is from Heather Close with car parking to the front. Along the south side there is existing hedging, a gate and fencing.

The application site fits within a low density residential estate.

2 Planning History

None relevant to this application.

3 Proposal

The proposal is for the erection of new 1.8m high timber fence and gate with concrete posts on Southern and part Eastern boundary.

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)
CS20 (Transport and Access Strategy)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Hampshire Highways

Response 1: 8 November 2019

This particular road has a slow speed design enforced by the priority given at the junction adjacent to this site. The construction of the fence to the rear of the highway boundary would reduce the visibility available to drivers on the highway.

I have also considered the visibility available to drivers emerging from number 26 and can confirm the construction of the fence will be no worse than the existing vegetation. I therefore confirm the Highway Authority have no objection to this proposal.

Response 2: 28 January 2020

I refer to your consultation in respect of the above. As you know I have had further discussions with the Traffic Team and we have agreed a way forward to overcome their objection. I now understand that is not likely to be progressed and therefore am obliged to recommend my recommendation to one of objection for the following reason :-

The proposed development will obstruct the visibility of approaching vehicles and pedestrians for drivers emerging from number 26 Heather Drive to the detriment of highway safety.

Traffic Management, East Hampshire District Council

The Traffic team would raise a concern of site lines for property number 26 if a six foot fence was to be installed along the property line boundary between number 25 & 26. -

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 14

The responses on this application has been summarised below.

Comment	Officer Comment
Highways Safety There are already issues with vehicles being parked wholly on the footpaths surrounding 25 Heather Close. This causes pedestrians to walk in the road and vehicles to drive on the opposite of the road around the bend. Having the fence erected would further impede line of sight for both drivers and pedestrians alike. Unfortunately, the current owners have not maintained the hedges and shrubs between the fence and boundary line. This has caused the line of sight for motorist to be drastically reduced - cutting back the hedges and shrubs (and not erecting a fence along the	See Section 7.

border) to a sensible level would greatly improve safety on this already dangerous corner. Moving the fence out will create a safety hazard to all road users, pedestrians and most importantly school children who use this road to get to school safely. Extending the fence out will create a blind spot for cars entering and exiting the Close. The proposed extension is from resident of corner plot where the road bends and drivers are already having to be extra cautious when turning.	
Impact on the Character of the Area The proposed fence would move forward the original fence line to include open land that lies between the original fence line and the edge of the road. The look of the fence would also be detrimental to the appearance of the road. This would set a precedent and allow anyone with open land to the front or side of their property to erect a high fence adjacent to the pavement. By moving the existing boundary fence will ruin the character of this development by the removal of the trees and shrubs that are currently along the side of the property. If 25 Heather Close obtains permission to erect the fence it would fundamentally change the characteristics of these two classic suburban roads.	See Section 7.
Non-Planning Matters As per covenants relating to all properties in Heather and Mallow Close the following applies. Not to erect construct or plant any fence wall or hedge upon the land except along the lines marked with T inwards on the plan of the area. This fence line was originally agreed by the Local Authority and the Highways Authority partly for road safety reasons. One of the reasons for moving into HMC was the knowledge that the covenant was in place to deter any such changes. In fact, no property during the 37 years since the estate	This is not a material planning consideration and is a civil matter between the parties involved.

was built has felt the need to move their boundary fences.	
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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 streetscene

(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 proposed fence would be adjacent to the pavement which has a width of approximately 2 metres. The Highway Authority and councils traffic team have raised concerns that the proposed 1.8metre high fence would obstruct the visibility of approaching vehicles and pedestrians emerging from the neighbouring property of 26 Heather Close. As such there would be unacceptable danger to pedestrians and other users of the highway from the proposed fence. On this issue, on the information before the Local Planning Authority it is concluded that the proposal would have an unacceptable effect on highway safety in contravention of Policies CS16 and CS20 of the Havant Borough Core Strategy 2011 ('the Core Strategy') and Government policy on transport in the National Planning Policy Framework 2019 ('the Framework').

(iii) Impact upon the streetscene

7.4 Heather Close is within a low density residential estate which is well landscaped with fencing set back from the highway. The approaching streetscene in Heather Close is characterised by low boundary walls only, any boundary treatment higher is generally natural vegetation and hedges which adds to the character of the area. The proposed extension to the fence would result in it being visually prominent from the north. It would be an intrusive form of development that would dominate this part of the street scene and would fail to relate sympathetically to the area. The development would harmfully detract from the character and appearance of the immediate locality and, would therefore result in a detrimental form of development in relation to the character of the surrounding area. Therefore, it is considered that the extension of this 1.8m high close boarded fence would be out of character with the current open nature of the street scene, 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 objections received relates to highways safety issues with an objection from the traffic team and highway engineer stating the proposed development will obstruct the visibility of approaching vehicles and pedestrians for drivers emerging from number 26 Heather Drive to the detriment of highway safety. Therefore the proposed fence extension warrants a reason for refusal on these grounds as contrary to policy CS16 and CS20. Furthermore, the visual impact of the fence in street scene terms is considered detrimental to the amenity of the area and should be refused on amenity grounds as contrary to policy CS16.

9 RECOMMENDATION:

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/19/00976

- 1 The proposed development will obstruct the visibility of approaching vehicles and pedestrians for drivers emerging from the neighbouring property of number 26 Heather Drive, as such there would be unacceptable danger to pedestrians and other users of the highway. The proposal is therefore contrary to policy CS16 and CS20 of the Havant Borough Local Plan (Core Strategy) 2011.
- 2 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 2019.