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Site Address: 1 Purbrook Way, Purbrook, Waterlooville, PO7 8BE  
Proposal: Replace existing dying Leylandii hedge with a close board wooden fence 1.82m high and follow the existing boundary line for the same length, 23.3m.  
Application No: APP/19/01093 Expiry Date: 02/01/2020  
Applicant: Mr Donnelly  
Agent: Case Officer: Denise Sheath  
Ward: Stakes

Recommendation: **GRANT PERMISSION**

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**1 Site Description**

1 Purbrook Way, Purbrook, Waterlooville, is a detached bungalow constructed with brick and a hipped tiled roof. The property is set back from the main highway, and the property benefits from a detached garage and a tarmac driveway leading to Purbrook way, the site level is higher on the north sloping down to the south, the boundary treatment to the front is a dying Leylandii hedge with an approximate 1.8m height.

**2 Planning History**

None

**3 Proposal**

Replace existing dying Leylandii hedge with a close board wooden fence 1.82m high and follow the existing boundary line for the same length, 23.3m.

**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)  
DM13 (Car and Cycle Parking on Residential Development)

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**

**Hampshire Highways**

I refer your recent consultation in respect of the above planning application. The proposed fencing is clear of the highway and will not interfere with the available

visibility of approaching vehicles by drivers emerging from the access, it is recommended that the eastern 2m. is reduced in height to no more than 0.6m. to enable drivers to see short pedestrians on the footway. If this could be the subject of a condition or seeking a revised elevation drawing rather than a reason for refusal that would be much appreciated.

**Revised Comments after amended details received:**

The angling of the fence panel nearest the drive/pedestrian access is acceptable. Secondly if the land forward of this angled fence panel could be lowered so that the maximum height of any planting on it is a maximum of 0.6m. above the footway that would achieve the ability of a driver emerging from the access seeing a short pedestrian.

**Further Comments:**

The photograph suggests the maximum height of the retaining wall is approximately 1m. Unfortunately it does not reveal the garden to the rear of the hedge in terms of its height in relation to the highway outside. Having looked again at the drawings provided on the portal it appears to me there is an inconsistency between the block plan and the revised elevation. The latter shows the last fence panel angled back from the remainder of the fence, but the block plan does not. If that fence panel or fence panels, as necessary can be angled at 45 degrees commencing a minimum of 2m. away from the edge of the driveway the Highway Authority can accept the ground levels as existing.

**Officer Comment:**

A revised block plan has been received (18.02.2020) to show the angling of the fence at the entrance of the driveway.

**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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

**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
- (iv) Highways

(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 to replace the existing high hedge along the front boundary of No.1 with 1.82m close boarded fence panels along the same boundary line, the property is situated along the main road, the proposed fence panel to the east adjacent to the drive way is to be angled 1m from the boundary line to ensure a safe view of pedestrians walking along the footpath from the west, the existing driveway has an approximate 4m width with an existing gate attached, the gate is a distance of 3.20m from the pedestrian footpath ensuring enough visual ability when driving out in a forward gear. The ground level slopes from north to south with the proposed fence panels would be on a higher ground level than the pedestrian footpath and road below.
- 7.4 The neighbouring property adjacent (No.3) has similar fencing in height and materials along their front boundary set back the same distance from the pedestrian footpath. The rear boundaries of No.s 8-12 Khandala Gardens face on to Purbrook Way, these properties have boundary treatment to the rear consisting of 2m close boarded fencing in line with the proposed fencing along the application site. Any impact of the proposal would not be so great as to constitute a defensive reason for refusal given the similar boundary treatments along the streetscene.
- 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 The proposal would have minimal impact upon the neighbouring properties to the east and west therefore the impact upon these neighbouring properties would be minimal and acceptable
- 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways

- 7.8 The highways authority were consulted with regard to the proposal and had concerns regarding the visibility when leaving the driveway with regard to approaching vehicles and short pedestrians using the footpath, the applicant submitted amended elevations and block plan showing the proposed fencing to be angled so when leaving the property the visibility would not be restricted. Although the proposal does not meet the full requirements of the Highways Authority the impact of the proposal would not be so great as to constitute a defensive reason for refusal given the similar boundary treatments along the streetscene.

## 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.
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## 9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01093 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

**Reason:** To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Application Form - Received 05 November 2019

Location Plan - Received 05 November 2019

Amended Block Plan - Received 18 February 2020

Amended Floor Plan - Received 06 January 2020

Amended Elevation Plan - Received 06 January 2020

**Reason:** - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing building so far as practicable.

**Reason:** In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.