
Site Address:	21A St Andrews Road, Hayling Island, PO11 9JN		
Proposal:	Retention of 2.5 m trellis on northern boundary		
Application No:	APP/19/00850	Expiry Date:	28/10/2019
Applicant:	Mr Verney		
Agent:		Case Officer:	Bee Crawford
Ward:	Hayling East		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

- 1.1 The application site is a modern two storey detached property with a detached garage to the front of the site. It has a brown tiled pitched and hipped roof and elevations of red multibrick and tile hanging. The site is level with open vehicular access to the front, with an area of grass and shingle, enclosed with fencing ranging in height from 1 to 2 metres and shrubs. The rear garden is mainly laid to lawn with a patio area, shrubs and a hot tub, with a 1.8 metre high fence to the western and southern boundaries and a 1.8 metre high fence to the northern boundary with trellis to a height of 2.5 metres for a distance of approximately 7 metres.
- 1.2 A detached bungalow is to the north, a detached two storey property is to the south and the rear gardens of properties in Sea Front Estate are to the rear. The area is of medium density with a mixture of detached and semi-detached bungalows and two storey properties of similar and different age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the retention of 2.5 m trellis on northern 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)
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)

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

5 Statutory and Non Statutory Consultations

Arboriculturalist, Havant Borough Council

This has no impact on any trees therefore I have no objection.

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: 4

Summary of representations

Devaluation of property - this is not a material planning consideration

Boundary dispute - this is not a material planning consideration should be resolved by the applicant and their neighbour

Setting a precedent - every planning application is judged on its own merits

Effect of shrub growth on neighbouring outbuilding - this is not a material planning consideration should be resolved by the applicant and their neighbour

Loss of light from boundary planting - this is not a material planning consideration

Loss of light from trellis - 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) 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 2.5 metre high trellis is situated in the rear garden and extends along the four penultimate fence panels of the northern boundary for a distance of approximately 7 metres and is not visible from the public realm. Therefore it is deemed unlikely to lead to a detrimental impact on the character of the streetscene.

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 Concern was raised regarding loss of light to windows and the garden of a neighbouring property. However the trellis does not exceed the height of the outbuilding of the neighbouring property and is of an open design. Whilst it is acknowledged there could be the perception of loss of light, any impact would not be so great as to constitute a defensible reason for refusal. Furthermore, it was noted that there was established hedging and shrubs to both the north and south sides of the trellis and although this could potentially lead to a loss of light, the height of vegetation is not within the control of the LPA unless it meets the criteria under the High Hedges Legislation.

7.6 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 trellis would have limited and acceptable impact on the neighbours and is therefore considered to be appropriate and recommended for approval to be granted for its retention.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/19/00850 subject to the following conditions

1 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.

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

Location plan
Site plan

Block plan showing extent of trellis
Photographs of trellis

Reason: - To ensure provision of a satisfactory development.