
Site Address:	16 Eastoke Avenue, Hayling Island, PO11 9QW		
Proposal:	Retrospective planning application for 1.4 metre modular fence and gate.		
Application No:	APP/19/00261	Expiry Date:	30/04/2019
Applicant:	Mr Lippke		
Agent:	Miss Roberts	Case Officer:	Denise Sheath
	Critchley Architecture and Design Ltd		
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

16 Eastoke Avenue, Hayling Island, is a detached bungalow with white painted render and a grey hung tiled roof, there is also a grey slate decoration to the front of the property. the property benefits from a attached garage and hard standing to the front for the parking of vehicles.

The boundary treatment consists of approximately 1.8m close boarded fencing to the side and rear elevations, boundary treatment to the front and part of the north east elevation are the subject of this application.

The boundary treatments to the frontages along Eastoke Avenue are of varying designs and materials consisting of brick walls and wooden fences.

2 Planning History

94/59518/000 - Single storey rear extension to existing conservatory.,
PERM,01/11/1994

APP/17/00920 - Demolish existing garage and store; erect new two storey side extension; raising of ridge height and extension of roof to include dormer to north elevation; balcony to north elevation and fenestration alterations (Approved 20/10/2017). Request to Discharge Condition 3 (15/03/2018)., PERM,20/10/2017

3 Proposal

Retrospective planning application for 1.4 metre modular fence and gate.

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

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: 8

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

(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 design and materials used to construct the fencing, wall and gate are in keeping with the modernization of 16 Eastoke Avenue. The previous boundary treatment was a close boarded wooden fence approximately 1.8m in height along the boundary which fronted Eastoke Avenue. The new boundary treatment gives a more open feel to 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 The neighbouring property to the rear (No.7 West Haye Road) and the neighbouring property adjacent the South East elevation (No. 9 West Haye Road) would not be affected by the proposal.
- 7.6 The neighbouring properties opposite the proposal (No. 33, 35, and 37 Eastoke Avenue) have a distance of approximately 11 metres from their front boundaries to the proposal, therefore the impact on these neighbours will be minimal.
- 7.7 The neighbouring property at No. 18 Eastoke Avenue will be impacted by the new wall and fence along their shared boundary (North East Elevation), the impact would not have a detrimental effect as the new boundary treatment is less overbearing than the previous 1.8m close boarded fencing.
- 7.8 The effect on the neighbouring property at No 14 Eastoke Avenue would be minimal as the boundary treatment along the shared boundary is higher than the new wall, fence and gate.
- 7.9 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.

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 PERMISSION** for application APP/19/00261 subject to the following conditions

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

Application Form - Received 05 March 2019
Photo showing previous boundary Treatment - Received 05 March 2019
Photo showing Application Boundary Treatment - Received 05 March 2019
Location and Block Plan - Drawing No. 17082-110 - Received 05 March 2019
Existing Site Plan - Drawing No. 17082-201 - Received 05 March 2019
Proposed Site Plan - Drawing No. 17082-401 - Received 05 March 2019
Boundary Elevations - Drawing No. 17082-501 - Received 05 March 2019

Reason: - To ensure provision of a satisfactory development.

