
Site Address:	19 Kendal Close, Waterlooville, PO8 8ET		
Proposal:	Erection of 1.8m timber boundary fencing.		
Application No:	APP/18/01264	Expiry Date:	31/01/2019
Applicant:	Mr Harding		
Agent:	Mr Galloway	Case Officer:	Denise Sheath
	Peter Galloway Partnership		
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

19 Kendal Close, Waterlooville is a detached bungalow constructed with red brick and a hung tiled roof. There is a small brick wall border along the side and rear approximately 0.45m in height. There is a garage attached to the side of the dwellinghouse with availability of a parking space in front of the garage.

The properties along Kendal Close all benefit from off road parking, and are a mixture of two storey and single storey dwellinghouses.

2 Planning History

None

3 Proposal

Erection of 1.8m timber boundary fencing.

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

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 representations received: 3

[illegible]

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 and Highway Issues

(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 proposed erection of a fence to the rear and part of the side elevation of No. 19 will consist of the existing brick wall which is 0.45 metres in height with a 1.350 metre close boarded fence added to give a total height of 1.8 metres, the neighbouring property at No. 2 already benefits from a 1.8m high wooden fence along the side and rear boundary. The fence would not be enclosing the whole property therefore still be in keeping with the spacious feel of Kendal Close.

7.4 The existing garage will no longer be in use as the proposal will block off the access to the garage, an amended plan was submitted on 16 January 2019, showing the parking will be made available at the front of the property for 2 vehicles and a condition has been added to the permission to ensure these parking spaces are kept available for such purposes.

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 and Highway Issues

7.6 There have been concerns raised with regard to the proposal restricting the view to the right when leaving the private access at the rear of the property, the private access road serves 4 properties, there is already in situ a 1.8m brick wall to the rear and side of No. 19, the new fence would bring forward the boundary treatment 3.5m, there would be no encroachment onto the private access road, the view from the access road may result in the view to the right having a small impact but this would not be so great as to constitute a defensive reason for refusal.

7.7 The through traffic to Kendal Close would be very limited as it is within a residential cul-de-sac, the view from the top of Kendal Close turning right would have a very limited restrictive view as the proposed fence will only take up 13.5 metres of the side elevation leaving approximately 10 metres until the curve of the boundary.

7.8 The neighbouring property to the south (No.2) has a distance of approximately 9 metres therefore the proposal would have no impact on this neighbouring property.

7.9 The neighbouring property to the west (No.13) has a distance of approximately 24 metres from the proposal therefore the impact on this property would be minimal.

- 7.10 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/18/01264 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 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.
- 3 The development shall not be brought into use until a minimum of 2 parking spaces have been provided within the curtilage of the site and thereafter all of those spaces kept available for such purposes.
Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plans:
Application Form - Received 06 December 2018
Location Plan - Drawing No.18/8000/L01 - Received 06 December 2018
Block Plan - Drawing No. 18/8000/B01 - Received 06 December 2018
Site Plan and Proposed Elevations - Drawing No. 18/8000/P01 - Received 06 December 2018
Site Layout and Details - Drawing No. 18/8000/P01 A - Received 16 January 2019
Reason: - To ensure provision of a satisfactory development.