

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 fencing forms the boundary treatment between No's 24 and 26 Seaview Road and therefore does not form a prominent feature within the streetscene. Furthermore the concrete posts, gravel boards and fence panels are of good quality and is not considered to create a detrimental impact on the character of the area.

7.4 The design and appearance of the proposal is therefore deemed appropriate in context to the main building and surrounding area, 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

7.4 The application is for the retention of the boundary fence between no's 24 and 26 Seaview Road. Due to the ground level of the application site, the height of the fencing varies, with the maximum height being 2.35m. The rear garden to No 24 is approximately 29m from the rear wall of the dwellinghouse, and is approximately 3.5m from the dwellinghouse at No. 26. It is not considered that the fencing causes unreasonable overshadowing and, due to the generous size of the garden of No. 26, does not appear overbearing. Consequently, it is considered that the proposal would have limited and acceptable impact on the property immediately adjacent to the application site, 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:

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

Location plan - received 06.12.17

Photographs - received 06.12.17

Reason: - To ensure provision of a satisfactory development.