
Site Address: 10 Bernina Close, Waterlooville, PO7 6XH
Proposal: Replacement of fence on east boundary with concrete panel fence.
Application No: APP/17/00948 Expiry Date: 10/01/2018
Applicant: Mrs Diaper
Agent: Mr Diaper Case Officer: Karen Wooden
Ward: Waterloo
Site Visit Date: 09/10/2017

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey semi detached dwelling located within a small residential road in Waterlooville. The property has a single storey side extension on the north eastern elevation.

2 Planning History

2.1 No relevant planning history.

3 Proposal

Replacement of fence on east boundary with concrete panel fence.

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

5.1 No consultees required for this application.

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: 7

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 application site is located by the hammerhead of Bernina Close, with the proposed fence to be erected between No's 10 and 12. The fence will be set approximately 15m back from the highway and therefore will not have a significant impact on the character of the area.

The design and appearance of the proposal is therefore deemed appropriate 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 proposal is to run along the eastern boundary line between No's 10 and 12 Bernina Close, which is currently defined by close board wooden fencing. It is proposed that the concrete fence will run southwards from the front building line of No. 10 Bernina Close to the end of the rear garden.

7.5 The separation gap between the proposal and the property at No. 12 is approximately 6m. Currently a detached garage is sited close to the western boundary line of No. 12. The garage extends 5m southwards towards the rear of the garden and will obscure the visibility of much of the proposal.

7.5 Consequently, it is considered that the proposal is unlikely to 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/17/00948

(A)

(B) for the following reasons/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:

Supporting information - received 29.08.17

Site location plan - received 29.08.17

Block/site Plan - received 29.08.17

Proposed elevations - received 29.08.17

Email from applicant with details of colour to be used - received 04.09.17

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the hereby approved plans and details unless otherwise agreed in writing by the Local Planning Authority.

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.