

Recommendation: **REFUSE PERMISSION**

AL8 (Local Green Spaces)

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

5 **Statutory and Non Statutory Consultations**

Arboriculturalist

No objection but a method statement is required to be submitted to demonstrate how the work will be done to ensure the Birch protected by a Tree Preservation Order is not damaged by the installation of the fence and posts.

Development Engineer - Highways

No adverse comment in regards to this application

Southern Water

A public sewer could be within the site and it up to the applicant to establish the exact position. No new development or new tree planting should be located within 3 metres with side of the centreline of the public sewer and all existing infrastructure should be protected during the course of construction works for example installation of fence posts or foundations where walls are proposed. No new soakaways should be located within 5m of a public sewer. Should any sewer be found during construction works, it should be protected with regards to the installation of fence posts or foundations where walls are proposed.

Officer Comment: An informative shall be included with the decision

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: 1

Comment	Officer Comment
Objection to the proposal due to concerns over safety and that the erection of a 1.8m fence around the open space shall block the line of sight along Silvester Road causing cars to enter the road which is likely to result in an increase of accidents.	Comments shall be addressed in Section 7 of the report under 'Planning Considerations'.

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) Impact upon the character and appearance of the area
- (iii) Highways

(i) Principle of development

- 7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

- 7.3 No 2 Glenwood Gardens has an amenity space to the rear which is currently sectioned off from the proposed piece of land with a 1.8m timber fence boundary. Both No 2 and No 1 Glenwood Gardens are positioned at the entrance of the road but are set back by approximately 10.5m due to areas of land to the south which lie between the dwellinghouses and highway. These areas of greenery provide an attractive open and green space to the entrance of Glenwood Gardens and both provide a sense of spaciousness and allows views from along Silvester Road. The area of green space to the south of No 2 is considered to contribute to the quality of the open realm and it is considered that the loss of this space and its enclosure by the proposed 1.8m timber fence would have a detrimental impact on the character of the area.
- 7.4 If the change of use were permitted and a condition included which prevented the erection of fencing above 1m with the land requested this would create an un-balance across the opening of Glenwood Gardens and would still detract significant character and quality from the public realm. Therefore it is recommended that the application is refused on the grounds that it would have a negative impact on the character of the area and would un-balance the visual appearance of the entrance into Glenwood Gardens from Silvester Road.

(iv) Highways

- 7.5 Concern has been raised that the erection of a 1.8m fence around the perimeter of the open green space shall create a safety concern to vehicles attempting to exit Glenwood Gardens onto Silvester Road. However the Highways team have been consulted and no such concern has been raised and as such this would not be a sufficient reason to refuse the planning application.

8 Conclusion

- 8.1 It is recommended that the application is refused for the above reasons.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **REFUSE PERMISSION** for application APP/17/00333 subject to the following condition:-

- 1 The proposal would result in the loss of a section of land which currently forms part of the open, landscaped entrance to Glenwood Gardens. The enclosure of this open area would have an adverse impact on the spatial characteristics of the entrance to Glenwood Gardens, resulting in significant harm to the visual amenity of the streetscene. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.