

Recommendation: **GRANT PERMISSION**

Property Services Manager

No comments received

Southern Water

No comments received

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: 10

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 Currently the rear garden of the application site is open to the public realm. The proposed 1.8m high fence is typical of properties situated on corner plots to afford amenity privacy, and similar examples can be seen nearby. It is considered that the addition of a Laurel hedge to the front of the fence will soften the impact on the visual amenity of the area. A condition has been attached to the decision notice to ensure that the hedge with the minimum height of 900mm will be retained. The fence is to be finished with Cedar colour wood stain, which will also be conditioned.

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

7.4 The proposed fence and hedge will be located to the west of the application site and therefore will have no impact on the neighbouring properties.

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 fence 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/17/00255 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:

Details of fencing and finish - received 13.03.17
Site, location and block plan - P17-007 01
Proposed elevations - P17-007 02

Reason: - To ensure provision of a satisfactory development.
- 3 The fence shall be finished with Cedar wood stain, as indicated on the hereby approved 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.
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- 4 The Laurel hedge shall be retained, and any part of the hedge that is removed without the Local Planning Authority's consent, or which dies or becomes, in the opinion of the Local Planning Authority, seriously diseased or otherwise shall be replaced as soon as is reasonably practicable and, in any case, by not later than the end of the first available planting season, with a similar hedge, with a minimum height of 900mm.
Reason: To ensure the continuity of amenity afforded by existing hedge and having due regard to policies CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.