
Site Address:	3 Winscombe Avenue, Waterloooville, PO8 8DX		
Proposal:	Removal of hedge and erection of 1.973m high fence.		
Application No:	APP/17/00642	Expiry Date:	17/08/2017
Applicant:	Mr K Hunt		
Agent:		Case Officer:	Harriet Pitney
Ward:	Cowplain		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a two storey, detached, residential dwelling located on a corner plot to the western side of Winscombe Avenue and Holman Close. The property comprises elevations of a pebbledash construction with a tiled pitched roof.

The existing boundary treatment to the south/east elevation comprises a low lying brick wall to the northern end of this elevation which extends into a 2 metre high close boarded fence and a 2 metre hedge which secures the rear garden. The rear boundary also comprises a close boarded timber fence which is approximately 2 metres in height.

The area is primarily residential in nature with a medium density of dwellings adjacent to the site and to all boundaries all of a varying age, style and design.

2 Planning History

None relevant

3 Proposal

This application proposes the removal of the existing hedge to the western elevation and the erection of a 1.973 metre high 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)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

Not required in relation to 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

Summary: No representations received.

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 to be acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

7.3 The streetscene of Winscombe Avenue is relatively varied, with little consistency in terms of dwelling size, design and use of materials and as such the type, height and level of boundary treatment also varies.

7.4 The erection of the proposed fence will require the removal of the existing hedge to the northern boundary. Whilst ordinarily the loss of the hedge would be regrettable as it contributes to the verdant character of the streetscene, it must be acknowledged that the applicant could remove the hedge without requiring the benefit of formal planning permission. Furthermore, the section of hedge to be removed is considered to be relatively minor in scale and adjoins a boundary treatment of close boarded timber fencing which continues to enclose the east and south elevations of the property's curtilage. It must also be acknowledged that many other properties within the immediate vicinity have boundary treatments similar to that proposed.

7.5 On this basis, it is considered that the design and appearance of the proposal is deemed to be appropriate when considered in context with the existing streetscene and meets the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

7.6 The proposed development would be set a sufficient distance away from the residential properties to the east by virtue of the set back from highway. The proposed fence would also be sited a sufficient distance away from the residential property to the south and as such the proposal would not be considered to cause unacceptable harm to the amenity

of any adjacent neighbours through the loss of light, privacy, outlook or appear overbearing.

7.7 Consequently, the proposal would appear to accord with the principles and objectives of Policy CS16 of the HBLP (Core Strategy).

7.8 It is noted that no letters of objection were received in relation to this application.

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/17/00642 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:

Location plan- received 19th June 2017

Proposed site plan- received 16th June 2017

Two photographs submitted of adjoining fence- received 19th June 2017

Photograph submitted of existing hedge- received 19th June 2017

Reason: - To ensure provision of a satisfactory development.