

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

Arboriculturalist

No adverse comment.

Engineering/Drainage, Havant Council

No drainage observations.

FAO Estates Manager, Corporate Group

With reference to Planning Application APP/16/01310 I advise that the Estates Team has no objection to the works proposed.

FAO Landscape Team, Technical Services

There are no adverse landscape comments regarding this application.

FAO Mr P Marshall, Development Engineer

The Highway Authority have no adverse comment on 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: 4

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) Effect on neighbouring properties
- (iii) Effect on the character of the streetscene

- (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 control criteria.

- (ii) Effect on neighbouring properties

- 7.3 The proposal is to replace the existing rear boundary fence which is adjacent to the HBC Mission Lane car park, and the scheme would not be altered from the existing fence which is in a state of disrepair due to subsidence caused by the conifer trees at the rear of the site. The appearance of the proposal is therefore considered to be acceptable and would not result in an adverse impact on neighbouring properties.

(iii) Effect on the character of the streetscene

- 7.4 The new 2.44 metre high fence will be facing the HBC Mission Lane car park, replacing the existing fence which is a poor state of repair. The fence it is not visible from the streetscene and whilst it can be seen from the public car park, it is considered it would not be visually harmful . Therefore it is deemed unlikely to lead to a detrimental impact on the character of the streetscene and would have a negligible effect on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). It is noted no objections were received regarding the scheme.

8 Conclusion

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01310 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 and block plan, elevational plan of proposed fence
Arboricultural appraisal report

Reason: - To ensure provision of a satisfactory development.