
Site Address:	St Lawrence 98 Southleigh Road, Havant, PO9 2PR		
Proposal:	Replace existing hedge on northern boundary with closeboard fencing.		
Application No:	APP/17/00242	Expiry Date:	02/05/2017
Applicant:	Mr Baker		
Agent:		Case Officer:	Harriet Pitney
Ward:	St Faiths		
Site Visit Date:			

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is a large, detached, two storey dwelling located on the eastern side of Southleigh Road comprising elevations of brick construction, with two double fronted bay windows rendered in white, and a concrete tiled pitched roof.

The site is relatively level with open vehicular access to the front driveway which provides adequate offroad parking provision and access to the single storey garage to the rear. The front boundary is currently defined by a hedgerow which is approximately just over 2 metres in height.

The area is 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 is for the removal of the existing hedgerow on the northern boundary and the erection of a replacement timber close boarded 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

Development Engineer - Highways

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
The plans would seem to be reasonable and will improve the appearance of the front of the property.	Please see section 7 of officer report

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 the usual development management criteria.

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

7.3 The streetscene of Southleigh Road is 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, it is considered in this instance that the existing hedge does not have a manicured shape and is not considered to be a particularly desirable feature within the streetscene. Furthermore, the applicant could remove the hedge without the need for planning permission and erect a fence at a height of 1 metre (given the location) under the Permitted Development criteria.

7.5 The adjacent neighbour (No.100 Southleigh Road) has similarly erected a close boarded timber fence which now defines the front boundary to the property as have many other properties within the immediate vicinity. On this basis, it is considered that the design and appearance of the proposal is deemed to be appropriate in context to

the main dwelling and surrounding locality and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy).

(iii) Effect on neighbouring properties

- 7.6 The proposal would be set away from the neighbours to the east and west elevations and the residential properties immediately adjacent which are all set back some distance from the highway. Therefore, the proposal would not be considered to cause unacceptable harm to the amenity of 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). Furthermore, it is noted that no letters of objection were received in relation to this application and one letter of support has been received.

8 Conclusion

- 8.1 The proposal is considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy) and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00242 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 Notwithstanding any description of materials in the application no above ground construction works shall take place until details of the proposed fence have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location and site plan- received 7th March 2017
Block plan- received 7th March 2017
3 photographs submitted showing existing boundary treatment- received 7th March 2017
Aerial photograph submitted to show the existing boundary treatment- received 7th March 2017
Proposed elevations plan- received 23rd March 2017

Reason: - To ensure provision of a satisfactory development.