
Site Address: 394 Sea Front, Hayling Island, PO11 0BD
Proposal: Remove existing close-boarded boundary fence to south. Erect new wall and pass gates. (Revised Submission).
Application No: APP/16/01296 Expiry Date: 14/02/2017
Applicant: Mr Patterson
Agent: Mr M Critchley Case Officer: Karen Wooden
Ward: Hayling West
Site Visit Date:

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey detached dwelling set back from the main road by approximately 10m. To the west side of the property is a gravel driveway leading to a detached garage and large garden.

This part of the Sea Front is predominantly made up of detached houses or apartment blocks which are set back from the highway, with boundary treatments varying from natural screening to walls. The application site is currently screened from the road by mature hedging and small trees. The trees are not the subject of a protection order.

2 Planning History

APP/16/00532 - Remove existing close-boarded boundary fence to south. Erect new wall and pass gates., PERM, 13/07/2016

3 Proposal

Remove existing close-boarded boundary fence to south. Erect new fence and pass gates. (Revised Submission). The previous application, which was granted in 2016 was for the erection of a wall approximately 2.5m in height. This revised application is to, instead, erect a stained softwood fence of 2.55m in height.

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

FAO Mr P Marshall, Development Engineer

The Highway Authority has no adverse comment 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: 9

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 The streetscene along the Sea Front is varied, with little consistency in terms of dwelling size, design and use of materials. Due to the mix of large detached houses and apartment blocks within close proximity to the site, the boundary treatments are also varied with examples of natural screening, close boarded fencing and brick built walls.

The application shows that, although some pruning of the existing high hedge will be required, the majority will be retained and this will soften the visual impact on the streetscene.

There are examples of boundary treatments of this height and type within the immediate vicinity and therefore the current proposal would be in keeping with the existing nature of development..

(iii) Effect on neighbouring properties

7.4 No objections have been received in relation to this application. The proposal is to the front of the application site and therefore will have no impact on the neighbouring properties in terms of loss of privacy, outlook or overlooking and therefore complies with the constraints of policy CS16 of the Havant Borough Core Strategy 2011.

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 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/16/01296 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 - 1628-101
Site Plan - 1628-102A
Proposed Elevations (west & south west) - 1628-501E
Reason: - To ensure provision of a satisfactory development.