
Site Address: 12 Sapphire Ridge, Waterlooville, PO7 8NY
Proposal: Erect new 2m fence to border highway and change use of land from shared amenity to private residential use.
Application Type: Change of Use
Application No: APP/23/01037 Expiry Date: 05/06/2024
Applicant: Mr Daniel Chapman
Agent: Case Officer: Josephine Lacey
Ward: Waterloo

Recommendation: **GRANT PERMISSION**

1 Site Description

12 Sapphire Ridge, Waterlooville is a two storey detached dwelling on a corner plot of the cul-de-sac, with brick elevations and a pitched roof. The frontage comprises a grass lawn adjacent hardstanding providing a driveway up to the garage. The southwest boundary with the highway consists of a low level hedge, which extends from the front up to the garden fence. Between the garden fence and highway are bushes and two trees.

2 Planning History

APP/18/00912 - Two storey side extension., PERM,06/11/2018

3 Proposal

Erect new 2m fence to border highway and change use of land from shared amenity to private residential use.

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)

CS11 (Protecting and Enhancing the Special Environment and Heritage of Havant Borough)

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The Council seeks to protect tree coverage in the Borough, sympathetically incorporating existing features into the overall design of the scheme including measures taken to ensure their continued survival.

The proposed development would be for the replacement and repositioning of the eastern fence. The applicants highlight in their supporting information that no trees on site or adjoining the site are within a conservation area or subject to a Tree Preservation Order. The trees adjacent to the property are outside the site boundary (trees 1 and 2) and it is unclear who owns these trees.

It is encouraging that the new fence holes would be dug by hand to avoid damage to the adjacent trees, but it is unclear if any works will be required to the trees to allow the works to be undertaken. It is also uncertain what measures will be undertaken to protect the trees on site e.g. any protections measure around the existing trees and measures such as adding an impermeable liner to the holes for the fence posts if using concrete at the base to avoid the highly alkaline leachate produced during the curing of wet concrete.

Finally, the incorporation of hedgehog holes within the gravel board/base of the fence could be incorporated given the close proximity of the site to Outhurst/Inhurst/Beech Woods Site of Important Nature Conservation, but ultimately the advice of the Council ecologist would determine if this was appropriate.

If the officer is minded to grant planning permission for the application, details of tree works, tree protection and boundary treatment measures should be secured by condition and the proposed works, subject to the conditions listed below would be in accordance with Policy CS11, CS16 and DM8 of the Havant Core Strategy (2011).

Officer comment

Noted, see section 7.

Hampshire Highways

The re-positioning of the fence does not affect highway land and does not impact on the available visibility from the junction immediately to the south of this property. Therefore I can confirm the Highway Authority have no objection to this proposal.

Officer comment:

Noted.

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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: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
With regard to the above referenced planning application we would like to raise the following points:	
1. The application refers to property that does not belong to the applicant namely the north elevation fence line. (Ref HM Land Registry)	Noted, see section 7.
2. The application shows an existing north elevation but does not include the entirety of the existing fences, which extend to the pathway. These fences were custom built to accommodate the one metre change in elevation from the house down to the pavement level and they maintain the open nature of this part of Sapphire Ridge.	Noted, see section 7.
3. The application shows an existing north elevation [redacted text] to which we would have to object. The proposal fails to address the change in ground level, thus the additional fence would be taller than 2 metres and would not be the same height as the proposed eastern boundary fence.	Noted.
4. It should be noted that there remains a requirement for access to the surface water manhole.	This is a private matter.

5. We would welcome the moving of the eastern fence line as we believe this would improve the appearance of the area. Previous owners also failed to maintain the area at the east of the applicant's property and over the years it has become a wilderness, full of weeds and rubbish. In conclusion, [redacted text]. We request that planning for any new north fence, on the applicant's own land, be restricted in height to 2 metres above ground level.	Noted.
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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
- (iv) Trees
- (v) Highways

(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 proposal is for the replacement and repositioning of eastern boundary 2m high fencing. The east elevation of the proposed fence would not be higher than the existing fence, but would be closer to the highway. The chosen materials are wooden fence boarding with concrete pillars, which is in keeping with the existing fence and the character of the area. In addition, the fence line of several other houses within Sapphire Ridge is up to the highway. The amenity space that will be enclosed by the boundary fence is under-utilised, as it is not landscaped and is not in use. On the northern boundary, an additional fence panel is proposed to join the proposed fence at the eastern boundary with the existing fence, which will remain unchanged, at the northern boundary. This is considered acceptable in terms of the design. Considering this, the loss of the amenity space is not deemed to be detrimental to the streetscene or character of the area, and the design is considered in keeping with the existing fence and main dwelling.

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

- 7.5 To the north is 10 Sapphire Ridge. The application site shares a boundary with this property. The applicant has provided evidence and explained that the proposed fence line is within the boundary of their property, though this is a private matter. The proposal would increase the length of the fence at the northern boundary with an additional fence panel, but the remaining fence between the properties would be unchanged. Adjacent to the fence at no.10 Sapphire Ridge is a garage, which will not be affected by loss of light. There would be little to no impact on light, outlook or privacy on this property resulting from this proposal.
- 7.6 To the west is 14 Sapphire Ridge. The application site also shares a boundary with this property, though this part of the fence would be unchanged. The proposal will have little to no impact on light, outlook or privacy.
- 7.7 To the east, across the road, is 31 Sapphire Ridge. Due to the scale of the proposal, there would be little to no impact on light, outlook or privacy.
- 7.8 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy 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).

(iv) Trees

- 7.9 There are two trees between the existing fence and the highway. The Council's Tree Officer was consulted on the application, identifying that the ownership of the trees is unclear. Conditions were recommended for protection of the trees, but have not been deemed appropriate in this instance, so an informative has been added to the permission. The applicant has also noted that there is no existing intention to remove the trees.

(v) Highways

- 7.10 The Highway Authority were consulted on the application and raised no objection in terms of visibility and the highway with particular regard to the southern part of the proposed fence and the adjacent junction. Regarding the fence line at the northeastern corner, the visibility splays for pedestrians and vehicles were measured, and there is sufficient visibility for both to access the highway from this point once the proposal is implemented.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.
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9 RECOMMENDATION:

That the Head of Place be authorised to **GRANT PERMISSION** for application APP/23/01037 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:

27 March 2024	AMENDED FENCE ELEVATIONS X 2
PAGES	
27 March 2024	AMENDED LOCATION PLAN
22 December 2023	PLAN SHOWING PROPOSED FENCE
LINE	
11 June 2024	ELEVATION OF NORTHERN FENCE
27 December 2023	NOTE REGARDING TREES ON SITE

Reason: To ensure provision of a satisfactory development.

- 3 The materials used shall match, in type, colour and texture, those of the existing fence so far as practicable.

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.