
Site Address: 1 Tanners Ridge, Waterlooville, PO7 5RF
Proposal: Retrospective application for the erection of 1.8m high grey eco panel fencing and concrete posts
Application Type: Retrospective Planning Permission
Application No: APP/22/00699 Expiry Date: 07/10/2022
Applicant: Mr Jarvis
Agent: Case Officer: Denise Sheath
Ward: Purbrook

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

1 Tanners Ridge, Waterlooville, located on the corner of Tanners Ridge and St Johns Avenue, the property is constructed with a pale brick with a hung tiled roof, the property has a detached garage located along the western side elevation with access onto St Johns Avenue. The frontage of the property is block paved with access onto Tanners Ridge, the boundary treatment to the front consists of 1m high grey eco panel fencing and concrete posts the 1m fencing is also located to part of the southern and eastern boundaries.

2 Planning History

None relevant

3 Proposal

Retrospective application for the erection of 1.8m high grey eco panel fencing and concrete posts

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
AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Hampshire Highways

Thank you for your consultation on the above planning application. The Highway Authority wish to make the following comments.

The Highway Authority have reviewed the information submitted and provide no objections to the proposals in this instance.

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: 8

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 proposal is for the retention of the erection of a 1.8 metre high fence to the southern boundary of the property. The fencing is constructed with a concrete gravel board with grey eco panel fencing and concrete posts between each panel. The fence panels are visible from the streetscene however due to the mix of character of boundary treatments along the street scene of St Johns Avenue which the fence panels are adjacent, the proposal is not considered to be out of keeping with the character of the area.

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 The retention of the fencing is not considered to have a negative impact upon any of the surrounding properties.
- 7.6 Consequently, it is considered that the proposal will not 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 PLANNING PERMISSION IN RETROSPECT** for application APP/22/00699 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 12 August 2022
Location Plan - Received 12 August 2022
Block Plan - Received 12 August 2022
Application Site Photographs - Received 12 August 2022

Reason: To ensure provision of a satisfactory development.