
Site Address:	21 Bound Lane, Hayling Island, PO11 9HU		
Proposal:	Proposed fence to front.		
Application No:	APP/21/00360	Expiry Date:	23/11/2021
Applicant:	Mrs D Logue	Case Officer:	Joseph Toole
Agent:			
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

21 Bound Lane, Hayling Island, is located to the east side of Bound Lane. The application site is a two storey detached property comprising grey render and clay roof tiles. Vehicular access is from Bound Lane with parking to the front and side.

The property is located within a residential area with surrounding properties differing in style and design.

2 Planning History

09/73286/000 - Single storey rear extension with pitched roof., PERM,08/04/2009
APP/12/00658 - Erection of 1No. 4 bed detached house, with associated parking and landscaping and utilising existing access from Bound Lane. Fell 1No. Monterey Cypress within Group Order 1 of TPO 1071., PERM,23/08/2012
APP/13/00393 - Discharge of Condition No's 2 and 5 of Planning Permission APP/12/00658., PERM,16/05/2013

3 Proposal

Proposed fence to front.

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

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)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
-----	--

Submission Version Havant Local Plan

E1* (High quality design)
E18 (Trees, hedgerows and woodland)

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Arboriculturalist

The erection of a new fence and gates will be achievable without detriment to the trees providing the posts are put in a tree friendly way. Please could you ask for a short method statement that states that:

- all the post holes will be hand dug (as they are within the root protection area of the trees)
- the holes will be moved if roots are encountered.
- the holes will be lined with a non porous membrane to avoid concrete leaching into the soil.

Once received the method statement can be conditioned to the permission should it be given.

Councillor Leah Turner - Hayling East

No Comment.

Councillor M Wilson - Hayling West Ward

No Comment.

Councillor R Raines - Hayling East

No Comment.

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: 5

Comment	Officer Comment
Impact on character of the Lane	Please see Section 7.
Destroy the look of the rural lane	

Could create a precedence for poor design	
Tall and imposing	
A 3 to 4 foot fence would be far more appropriate	
Safety concerns	
Unclear where fencing would be	The fencing would be in a straight line from the current end of the side fencing

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

(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 proposed development would involve the erection of a fence to the front of the property. It would have a total width of approximately 21 metres including the existing gate with a height of approximately 1.8 metres.

7.4 Concerns were raised in terms of this proposal setting a precedence for poor design in the area. It is worth noting each application is considered on its own individual merits. The proposed fencing would be wooden panels. This type of fencing has been erected along the southern, northern and eastern boundary of the site, with the height ranging from approximately 1.6m to 1.8m. Therefore, the fencing would be in keeping with the context of the application site. There are examples of similar high fencing within the immediate street scene, albeit with a slightly wider grass verge to the front, at No.31 Bound Way, No.34 Bound Way and No.1 Orchard Road. Therefore the proposal is considered to be inkeeping with the context of the main dwellinghouse and character of the area.

7.5 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) and Policy E1 of the Submission Local Plan. 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

- 7.6 As the proposed fencing would be set back from the existing grass verge and would be along a relatively straight road it is not considered to be a safety concern. Overall, the proposal is not considered to have a negative impact upon any of the neighbouring properties.
- 7.7 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) and Policy E1 of the Submission Local Plan.

(iv) Trees

7.8 There are 2 trees along the front boundary. The Council's Arboriculturalist has commented on the application stating the erection of a new fence and gates would be achievable without detriment to the trees to the front boundary providing the posts are put in a tree friendly way. Also, a Method Statement was requested, which the applicant has provided, to ensure the works are undertaken to the trees in an appropriate manner.. Details of this have been conditioned and are considered to have due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, Policy E18 of the Submission Local Plan and the National Planning Policy Framework 2018.

8 Conclusion

- 8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the locality and neighbours and would not adversely impact on trees at the front of the site. The proposal is therefore considered to be appropriate and recommended for conditional planning permission,

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00360

- 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 Plan
Block Plan
Dimensions
Images
Method Statement - Email dated 09/12/2021

Reason: - To ensure provision of a satisfactory development.

- 3 The external materials used shall be as indicated on the submitted forms and hereby approved plans.

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, Policy E1 of the Submission Local Plan and the National Planning Policy Framework.

- 4 The proposed erection of fencing hereby approved shall be carried out in accordance with the Method Statement set out in the email dated 9th December 2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees to the front are retained and adequately protected from damage to health and stability throughout the construction period in the interests of amenity and having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011, E18 of the Submission Local Plan and the National Planning Policy Framework 2018.