
Site Address: 5 Willow Close, Havant, PO9 2SX
Proposal: Replacement 1.8m high boundary fence (Retrospective).
Application Type: Retrospective Planning Permission
Application No: APP/22/00064 Expiry Date: 28/09/2022
Applicant: Ms Lisa Pearce
Agent: Case Officer: Joseph Toole
Ward: St Faiths

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The site is located on the southern side of Willow Close and is occupied by a detached two storey dwellinghouse with an attached double garage.

The surrounding area is residential in character with properties of varying styles and design.

2 Planning History

APP/22/00237 - Replacement single storey rear extension with raised terrace to rear of property and utility room in garage space, PERM,09/06/2022

3 Proposal

The proposed development is for retrospective permission for replacing the hedging to the front with 1.8 metre high boundary fencing.

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

Emsworth Neighbourhood Plan Post Examination Version 2020

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

5 Statutory and Non Statutory Consultations

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
A comparable application to erect 2 metre boundary fencing adjacent to the highway by the owner of a neighbouring property, 1 Willow Close, in 1999 (Reference 99/64460/000) was rejected by the planning authority	99/664460/000 had a different fence design proposed. At the time of the application there were no fencing within the street scene. This has now changed somewhat.
Out of keeping with character of the area	Please see section 7.
Loss of natural habitat	The removal of hedging is not subject to planning control.
Inaccurate information provided	The applicant claims there was a fence originally and the LPA has no evidence to dispute this.
Planting to front in unsuitable position impeding the public footpath	The planting to the front would reduce the presence of the fence and would be for the applicant to maintain.

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 fencing goes along the front of the application site facing out onto Willow Close. The surrounding area has a mixture of vegetation and fencing. Although the hedging was a pleasing feature within the street scene other properties having fencing facing out onto Willow Close therefore, on balance, it is considered to be inkeeping 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

7.6 The fencing is not considered to have a negative impact on 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).

8 Conclusion

8.1 The scale, siting and design of the proposal would have limited and acceptable impact on the character of the area and 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/22/00064

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

Location Plan

Fence Line Location

Photographs of Fence Height with Measurement

Photograph of Fence Elevation with planting

Reason: To ensure provision of a satisfactory development.