
Site Address: 9 Langbrook Close, Havant, PO9 1RS
Proposal: Retrospective application for the removal of existing fence posts and erection of new fencing to western boundary.
Application Type: Retrospective Planning Permission
Application No: APP/22/00485 Expiry Date: 23/09/2022
Applicant: Mr Hunt
Agent: Case Officer: Lewis Ford
Ward: St Faiths

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site is 9 Langbrook Close, Havant, PO9 1RS.

The locality is predominantly residential in nature and the site, itself, includes a two storey, detached, dwellinghouse on a corner plot between Brookmead Way and Langbrook Close. The dwellinghouse comprises; traditional brick and tile construction; black UPVC windows and doors; and cream coloured horizontal cladding on the front elevation only.

2 Planning History

16187 – PERMISSION in April 1964 for the erection of 29 dwellings and retention of the existing house at “Langbrook”, Langstone Road, Havant.

16187/Amended – OUTLINE PERMISSION in August 1964 for the erection of 29 dwellings and retention of the existing house at “Langbrook”, Langstone Road, Havant.

16187/1 – PERMISSION in May 1966 for the erection of 31 houses and 1 bungalow at “Langbrook”, Langstone Road, Havant.

16187/3 – PERMISSION in August 1966 for the revised estate layout of Langbrook Estate, Langstone Road, Havant.

3 Proposal

Retrospective application for the removal of existing fence posts and erection of new fencing to western boundary.

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)
CS17 (Concentration and Distribution of Development within the Urban Areas)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)
AL2 (Urban Area Boundaries and Undeveloped Gaps between Settlements)

Emsworth Neighbourhood Plan Post Examination Version 2020

Not applicable.

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor I Payter - St Faiths

No comments received.

Councillor P Munday - St Faiths

No comments received.

Councillor T Pike - St Faiths

No comments received.

Hampshire Highways

The Highway Authority have reviewed the information submitted and provide no objection to the proposals.

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

Comment	Officer Comment
No comments received.	

7 **Planning Considerations**

7.1 The existing boundary treatment was erected in November 2019. The start and completion of construction is not a material planning consideration. Instead, it is considered that the main issues arising from this application, whilst having due regard to the relevant policies in the development plan, are:

- (i) Principle of Development
- (ii) Impact on Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Highways

(i) Principle of Development

7.2 The application site is located within the defined urban area as set out in Policies CS17 and AL2. As such, development is considered acceptable in principle subject to development management criteria.

(ii) Impact on Character of the Area & Appropriateness of Design

7.3 The development includes the replacement and extension of the western boundary wall of the site to encompass the small side garden, off the western side elevation, into the rear garden area. In doing so, the development comprises:

- The replacement of the moulded concrete blocks with wooden fence panels between the existing brick columns; and
- The extension of the boundary wall to a total length of approximately 17.6m along the western boundary of the site; and
- The connection of the western boundary wall to the front elevation of the existing dwellinghouse via a new wall and gate of approximately 2.5m in width.

7.4 The boundary wall has a maximum height of approximately 1.9m between ground level and the top of the brick columns, whilst the fence panels would only extend to approximately 1.8m above ground level. Moreover, the design and appearance of the western boundary is considered to be appropriate and acceptable in the context of the application site and, therefore, it would not result in an adverse impact on the visual amenity of the locality. As such, it is considered that the western boundary wall would accord with Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

(iii) Impact on Neighbouring Properties

7.5 The Havant Borough Design Guide SPD explains that householder alterations must not have an adversely negative effect on the amenity of neighbouring properties. The replacement western boundary wall would increase the privacy of the occupants, and would not result in the overshadowing, loss of light, overlooking, and/or loss of privacy to neighbouring properties.

In considering the above, the western boundary would have a limited and an acceptable impact on the amenities of neighbouring properties and, therefore, it would accord with Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011. Notwithstanding the above, it is noted that no letters of objection have been received in relation to this retrospective planning application.

(iv) Highways

- 7.6 The development does not meet **Schedule 2, Part 2, Class A** of the Town and Country Planning (General Permitted Development) (England) Order 2015, hereon referred to as the **GPDO**. This is because the western boundary is adjacent to a highway used by vehicular traffic and exceeds 1m in height above ground level. The Highway Authority has reviewed the application and confirmed that they raise no objection to the development. As such, it is considered that the western boundary wall would not have a negative nor detrimental impact on the safety and operation of the highway.

8 Conclusion

- 8.1 The scale, siting and design of the proposed development would have a limited and an acceptable impact on the character of the area and neighbouring properties. The proposed development is, therefore, considered to be appropriate and recommended for approval subject to appropriate planning conditions.
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9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/22/00485 subject to the following conditions:

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

Location Plan (Published 02 August 2022)
Amended Site Plan (Published 08 September 2022)
Photograph of Fence Height (Published 02 August 2022)
Photograph of West Elevation (Published 02 August 2022)

Reason: To ensure provision of a satisfactory development.

- 2 The external materials used shall be as indicated on the submitted forms and hereby approved plans unless otherwise agreed in writing with the Local Planning Authority.

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.