
Site Address: 3 Thistle Down, Waterloooville, PO8 9LD
Proposal: Erection of 2.4m high fence to the North-East Boundary - Retrospective Planning
Application Type: Retrospective Planning Permission
Application No: APP/22/00453 Expiry Date: 21/07/2022
Applicant: Mr Lowe
Agent: Mr M Choudhury Case Officer: Denise Sheath
MCA Architectural Design
Ward: Cowplain

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

3 Thistle Down, Waterloooville, is a two storey detached property constructed with red/brown brick with white painted render to the first floor elevations, the property has a pitched roof with concrete tiles. The rear and rear/southern side boundary treatment consists of an approximate 1.8m brick wall. There is a detached garage along the rear boundary which serves the application site.

2 Planning History

None relevant

3 Proposal

Erection of 2.4m high fence to the North-East Boundary - Retrospective Planning

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)

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

5 Statutory and Non Statutory Consultations

Not required.

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: 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 a 2.4m fence along the shared boundary with No.5 Thistledown. Although the fence is partially visible from the streetscene it is considered that it does not have a harmful impact upon the character of the streetscene given its recessed position on the boundary between Nos 3 and 5 Thistledown (i.e. not fronting the public domain).

7.4 The design and appearance of the proposal is therefore 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 does not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

7.5 The fence is positioned along the shared northern side boundary with No.5. Owing to the use of open trellis panelling in the area of the fence which results in it requiring planning permission (i.e. above 2m height) it is not considered that the fence has a harmful impact upon the visual amenity of the neighbouring property, nor does it have an overbearing impact. Therefore the impact upon this neighbouring property, when compared to that which could be provided under permitted development allowances, is considered minimal and acceptable.

- 7.5 Consequently, it is considered that the proposal does not appear overbearing and has 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 has a 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/22/00453 subject to the following conditions

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

Application Form - Received 26 May 2022
Location Plan, Existing and Proposed Block Plan, Proposed Elevations -
Drawing No.01.01 Rev A - Received 26 May 2022

Reason: To ensure provision of a satisfactory development.