
Site Address: 110 Sea Front Estate, Hayling Island, PO11 9JL
Proposal: Retrospective application for erection of trellis on top of rear garden fence.
Application Type: Full Planning Permission
Application No: APP/22/00170 Expiry Date: 02/06/2022
Applicant: Mr Dene Brown
Agent: Case Officer: Lewis Ford
Ward: Hayling East

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site is No.110 Sea Front Estate, Hayling Island, PO11 9JL.

The site forms part of the “Sea Front Estate” which is a private residential estate located in the south of Hayling Island. The Estate was originally designed as “holiday homes” and contained limited levels of accommodation; however, many of the properties have now been extended and are now used as permanent residential accommodation. The Estate is characterised by modestly proportioned, detached bungalows positioned around large “public green” type areas. The application site, itself, comprises a detached bungalow of traditional brick and red tile construction, and includes a modest rear extension and car port.

2 Planning History

None relevant.

3 Proposal

Retrospective application for erection of trellis on top of rear garden fence.

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

CS15 (Flood and Coastal Erosion)
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)

Submission Version Havant Local Plan

Emsworth Neighbourhood Plan Post Examination Version 2020

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councillor L Turner - Hayling East

No comment.

Councillor M Wilson - Hayling East

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: 4

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
I have no objection to the presence of the trellis. I believe it offers better, necessary, and appropriate protection to the rear garden and property at 110 and for general peace of mind (redacted) [letter dated 24/04/22].	Noted.

7 Planning Considerations

- 7.1 The planning application is for retrospective development comprising the erection of a trellis fence on top of the existing western side boundary fence. The trellis fence was erected in October 2021. The retrospective nature of this application is not a material planning consideration in this application. 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 the Character of the Area & Appropriateness of Design
- (iii) Impact on Neighbouring Properties
- (iv) Flood Issues
- (v) Impact on Utilities

- (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 the Character of the Area & Appropriateness of Design

- 7.3 The development comprises the erection of wooden trellis (painted brown) on top of the existing wooden fence panels (also painted brown) along the western side boundary of the rear garden at the application site. The western side boundary is approximately 10m in length. The combination of the wooden trellis (approx. 0.62m) on top of the existing wooden fence panels (approx. 1.8m) produces a total western side boundary height of approximately 2.42m.

- 7.4 The design and appearance of the western boundary – including both the wooden fence panels and wooden trellis - is considered to be appropriate and acceptable in the context of the application site. Moreover, it is considered that the raised western boundary height does not result in an adverse impact on the visual amenity of the locality and is, therefore, not contrary to Policy CS16 in the Havant Borough Local Plan (Core Strategy) 2011.

- (iii) Impact on Neighbouring Properties

- 7.5 The Havant Borough Design Guide SPD states that householder alterations should not have an adversely negative effect on the amenity of neighbouring properties. The wooden trellis would increase privacy and prevent overlooking between Nos 109 and 110 Sea Front Estate. In terms of overshadowing and loss of light, the rear gardens of both Nos 109 and 110 are south facing. Although No.109 (to the west) would experience a degree of overshadowing during the early morning hours, this is not considered to have a significant adverse impact to justify refusal on this issue.

- 7.6 Consequently, it is considered that the trellis fence would not create adverse harm to the amenities of the surrounding properties. As such, it is considered that the trellis fence would have a limited and an acceptable impact on neighbouring properties and, in doing so, would not be contrary to Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011. It is noted that 1no. letter of support was, and no letters of objection were, received with respect to the erection of the trellis fence.

(iv) Flood Issues

- 7.7 The application site is in Flood Zones 2 and 3. However, the planning application is for the retrospective approval of the installation of trellis fence on top of the existing western side boundary fence. As such, it is considered that the addition of the trellis fence would not put occupiers or employees of the emergency services at any additional risk in the event of a flood. Moreover, the trellis fence would not be contrary to Policy CS15 in the Havant Borough Local Plan (Core Strategy) 2011.

(v) Impact on Utilities

- 7.8 A Southern Water Foul Sewer Pipe runs under the northern front boundary of the application site. However, as the planning application is for retrospective approval of the installation of trellis fence on top of the existing western side boundary fence, Southern Water has not been consulted. The trellis fence would not impact existing underground utilities and, therefore, is not contrary to Policies CS19 and DM10 in the Havant Borough Local Plan (Core Strategy) 2011.

8 Conclusion

- 8.1 The scale, siting and design of the trellis fence would have a limited and an acceptable impact on the character of the area and neighbouring properties. The erection of the trellis fence on top of the existing western side boundary fence is, therefore, considered to be appropriate and recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/22/00170 subject to the following condition:

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

Application Form [Dated 12 February 2022]
Location Plan [Received 07 April 2022]
Block Plan [Received 23 March 2022]
Photo 1 (with Measurements)
Photo 2 (with Description)

Reason: To ensure provision of a satisfactory development.