
Site Address: 82 Zeus Lane, Waterloo, PO7 8AG
Proposal: Change of use of land and erection of 1.8m fence to enclose.
Application No: APP/21/01070 Expiry Date: 24/01/2022
Applicant: Mrs D Hammond
Agent: Case Officer: Selina Donophy
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

This application site is a two storey end of terrace dwellinghouse located on the south side of Zeus Lane, Waterloo. This property has a pitched roof with brickwork and white horizontal cladding to the elevations. To the rear of the site is a garden as well as a front garden to the east. To the north of the site runs a public pathway which connects Zeus Lane with Crookhorn lane to the west. The area is predominantly residential in character.

2 Planning History

None relevant

3 Proposal

Change of use of land and erection of 1.8m fence to enclose.

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)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Submission Version Havant Local Plan

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

5 Statutory and Non Statutory Consultations

Councillor Gary Hughes

No comment

Councillor Husky Patel

No comment

Councillor Ms C Howard - Purbrook Ward

No comment

Crime Prevention -Minor Apps

Thank you for your letter of the 6th December 2021 and the opportunity to comment upon the application. Having considered the application I have the following comments to make with reference to the prevention of crime and disorder (Anti-Social Behaviour (ASB)).

The National Planning Policy Framework makes clear the Government's continuing commitment to "create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion and resilience".

National Planning Practice Guidance advises, that planning has a role in preventing crime and malicious threats. It reminds Local Authorities of their obligations under Section 17 of the Crime and Disorder Act 1998 (as amended), specifically "to exercise their functions with due regard to their likely effect on crime and disorder, and to do all they reasonably can to prevent crime and disorder."

The guidance advises: "Planning provides an important opportunity to consider the security of the built environment, those that live and work in it and the services it provides." It continues, "Good design that considers security as an intrinsic part of a masterplan or individual development can help achieve places that are safe as well as attractive, which function well and which do not need subsequent work to achieve or improve resilience." "Good design means a wide range of crimes from theft to terrorism are less likely to happen by making committing those crimes more difficult."

Currently the northern elevation of 82 Zeus Lane can be easily accessed from the public domain; the change of land use will create some defensible space along this elevation and remove two places within which a person might lie-in-wait.

The proposed boundary treatment is shown as being 1.8m high close boarded fence. This style of boundary treatment will limit any natural surveillance of the footpath from the garden. To provide some natural surveillance of the footpath the boundary treatment should be constructed as, 1.5m of close boarded fence, topped with 300mm of trellis, giving an overall height of 1.8m. This requirement should be secured by a suitably worded planning condition.

If I can be of any further assistance please do not hesitate to contact me.

Hampshire Highways

No comment received

Norse South East, Operations Director

No comment received

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: 12

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
No comments received	

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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Crime prevention

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria. This proposal seeks to change the use of the land which is currently understood to be in the ownership of Portsmouth City Council as has been confirmed by the applicant.

(ii) Impact upon the character and appearance of the area

7.2 The front and rear garden areas within the existing curtilage of the application site currently jut out to the north; adjacent to the footpath connecting Zeus Lane and Crookhorn Lane. The footpath then widens alongside the side (north) elevation of the property where there is a grass verge. The applicant seeks to include this section of land within the site curtilage which would widen the site by 1.7 metres approximately. This section would be enclosed by a 1.5 metre high fencing with a 30 cms high trellis above. There is a existing fencing enclosing the areas of the site currently within the site boundary.

7.3 It is noted that the shortening of the footpath and addition of boundary treatment would go some way in enclosing the space however it is noted this section of walkway is only approximately 13 metres in length with no curving / a reasonable degree of visibility. The trellis above would go some way in reducing any additional sense on enclosure and overall the impact on the wider area is not deemed to be harmful. The grass verge area currently offers no particular aesthetic value to 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) Impact upon residential amenity

- 7.5 Nos 3, 4 and 5 Zeus Lane located to the north of the site all have rear gardens which also back on to the footpath. The proposal is not considered to result in any harmful impact to the amenity of these properties.

- 7.6 Consequently, it is considered that the proposal would 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).

(iv) Crime prevention

- 7.7 This proposal did originally feature a close boarded fence with a full height of 1.8 metres - this has since been amended following concerns raised by the Crime Prevention Officer who was consulted on this proposal. The fencing as recommended by the Crime Prevention Officer now includes fencing to a height of 1.5 metres with trellis above to 30 cm's height. This allows for greater visibility from the rear garden of the footpath and allows for a more open outlook helping to deter crime.

8 Conclusion

The scale, siting and design of the proposal and the change of use of the parcel of land to residential curtilage would have 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 PERMISSION** for application APP/21/01070

subject to the following conditions

- 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:

101-03 Amended location plan
102-02 Amended block plan with proposed boundary

201-03 Amended north elevation

104-02 Amended block plan with proposed boundary

Reason: - To ensure provision of a satisfactory development.