
Site Address:	22 Southleigh Road, Havant, PO9 2RS		
Proposal:	Front boundary fence (retrospective)		
Application No:	APP/21/00855	Expiry Date:	23/09/2021
Applicant:	Mr N Heasman		
Agent:	Mr S Andrews	Case Officer:	Joseph Toole
	SDA Planning and Architecture		
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1 Site Description

22 Southleigh Road, Havant, is located to the east side of Southleigh Road. The application site is a two storey detached property. Vehicular access is from Southleigh Road with parking to the front of the property.

The property is located within a residential area with surrounding properties differing in style and design.

To the front of No.24 Southleigh Road (north of the site) there is a oak tree which is subject of a TPO.

Note - Due to Coronavirus a site visit was not possible but the applicant/agent supplied photos of the application site which have been used to inform this decision.

2 Planning History

APP/15/00014 - Single storey rear extension; loft conversion incorporating rear dormer; recladding of entire dwelling in shiplap weatherboarding and alterations to fenestration (part retrospective)., PERM,18/02/2015

3 Proposal

Front boundary fence (retrospective)

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

Submission Version Havant Local Plan

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

The work will have had little to no impact on the health of the tree therefore no objection.

Councillor Imogen Payter

No Comment.

Councillor J Branson - St Faiths

No Comment.

Councillor T Pike - St Faith's

No Comment.

Hampshire Highways

Thank you for consulting the Highway Authority on the above planning application.

Due to the scale of the proposal and that there is no change to the vehicular access, HCC's standing advice should be referred to in the first instance. As a result, the Highway Authority will not provide detailed comments on this planning application. For more information on standing advice please use the following link:

www.hants.gov.uk/transport/developers/consultation

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: 7

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
- (iv) Highways
- (v) Trees

(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 permission of a front boundary fence with a gate access retrospectively. It is made from close boarded wooden fencing with a height of 1.8 metres and 2 metres for the gates.
- 7.4 From evidence provided by the applicant's there is a variety of high fencing to the front of properties along Southleigh Road, which is confirmed by the Officer's investigation. Therefore the works are considered to be inkeeping with the character of the area.
- 7.5 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 works do not appear to have a negative impact upon surrounding 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). It is noted no letters of objection were received with respect to the scheme.

(iv) Highways

- 7.8 Hampshire Highways was consulted on the application and there are no objections to the proposal on highways' grounds.

(v) Trees

- 7.9 The Council's Arboriculturalist was consulted on the application and raised no objection.

8 Conclusion

- 8.1 The scale, siting and design of the proposal 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/21/00855

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

Location and Block Plan
Elevation and Floor Plan

Reason: - To ensure provision of a satisfactory development.