
Site Address:	1-191 Purbrook Way, Havant, PO9 3RR		
Proposal:	Replacement of existing 1.8m high timber fence with a 1.8m high metal mesh fence.		
Application No:	APP/16/00086	Expiry Date:	28/03/2016
Applicant:	Mr Blakeley	Team:	Team 1
	Portsmouth City Council		
Agent:	Mr Blakeley	Case Officer:	Harriet Pitney
	Portsmouth City Council		
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises 7 blocks of residential flats with brick built elevations and concrete tiled pitched roofs. The residential blocks are currently 3 storeys in height and accessed via Purbrook Way. To the rear of the application site there is a large area of green open space between Riders Lane and Stockheath Lane. The boundary treatment to the rear currently comprises a 1.8 metre timber fence screened by vegetation facing onto the area of public open space. The boundary treatment to the front (Purbrook Way) currently comprises a 1 metre metal fence.

2 Planning History

None relevant

3 Proposal

This application is for the replacement of the existing 1.8m high timber fence with a 1.8m high metal mesh fence. The application has been submitted by Portsmouth City Council as part of ongoing and planned maintenance.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

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

5 Statutory and Non Statutory Consultations

FAO Mr P Marshall, Development Engineer

No highway objection.

Southern Water

The exact position of the public sewers must be determined on site by the applicant before the layout of the proposed development is finalised.

Please note:

1. The 150mm, 225mm and 300mm diameter sewer requires a clearance of 3 metres either side and 450mm diameter sewer requires a clearance of 3.5 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
2. The 525mm diameter surface water sewer requires a clearance of 3.5 metres either side of the sewer to protect it from construction works and allow for future access for maintenance.
3. The location of any gate, fence posts and foundations should be kept clear of public sewers.
4. No development, excavations or new tree planting should be located within 3.5 and 3 metres either side of the centreline of the public surface water and foul sewers.
5. No new soakaways should be located within 5 metres of a public sewers.
6. All other existing infrastructure should be protected during the course of construction works.

Due to changes in legislation that came in to force on 1st October 2011 regarding the future ownership of sewers it is possible that a sewer now deemed to be public could be crossing the above property. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site. The applicant is advised to discuss the matter further with Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk”.

Public Spaces Development Manager

No comments received

FAO Landscape Team, Technical Services

No landscape objection, however it is recommended that tamper-proof fixings are utilised to secure the panels.

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: 19

Number of site notices: At least one site notice exists - check the number.

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary: No objections 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 streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Impact upon the streetscene

The boundary subject of this application currently comprises a 1.8 metre timber fence screened by a number of trees and vegetation. The proposal seeks to replace the existing fencing due to its dilapidated condition as part of an ongoing maintenance programme authorised by Portsmouth City Council. The initial proposal sought to provide a like for like replacement in terms of the proposed height, albeit of a galvanized hoop top style which initially raised concerns due to the impact on the surrounding locality and the public open space immediately adjacent to the site. This application has been subject to revision, following consultation with the Local Planning Authority, whereby the materials proposed have been changed to provide a replacement fence at a height of 1.8 metres using Nylofor-3M fencing. Whilst the proposal would be visible from the streetscene of Stockheath Lane and Riders Lane, it is not considered that the development would have any significant impact visually on the character and appearance of the area and has been designed sympathetically to blend with the public open space and existing vegetation.

The proposal is also considered to improve the security of the residential blocks reducing opportunities for crime and antisocial behaviour. It is therefore considered that the proposal complies with Policy CS16 of the Havant Borough Council Core Strategy.

(iii) Impact upon residential amenity

It is not considered that the proposal would result in any adverse impact which would harm the residential amenity of any surrounding neighbours.

8 Conclusion

The proposal is considered to be acceptable and in accordance with Policy CS16 of the Havant Borough Council Core Strategy. The scheme is therefore recommended for approval.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/00086 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 Compulsary Purchase Act 2004.

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

Site and location plan- received 26th January 2016

Amended replacement fencing site plan- Drg No. P07 Rev A received 22nd March 2016

Amended section Q fencing (Q4-new fencing)- received 22nd March 2016

Amended typical fence panel detail Dwg No. P08- received 22nd March 2016

Reason: - To ensure provision of a satisfactory development.