
Site Address:	St James Church Hall, Church Path, Emsworth, PO10 7DP		
Proposal:	Removal of existing hedge and erection of 1.8m fence.		
Application No:	APP/15/01332	Expiry Date:	15/02/2016
Applicant:	Mr C Morrison	Team:	Team 2
Agent:	Mr R Smith	Case Officer:	Harriet Pitney
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on Church Path, Emsworth with its rear elevation facing onto St James Road.

The building is a large, detached structure of red brick and tile construction with a high pitched roof and the addition of solar panels. The building serves as a parish office to the adjacent St James Church. The main entrance to the site is located on Church Path and the rear boundary on St James Road is currently marked by a high hedgerow.

Opposite the site on Church Path is the Emsworth Community Centre, along with residential properties to the south, also on Church Path.

2 Planning History

04/66021/000- Construction of disabled access ramp to east elevation. Permitted

APP/10/00174- Construction of small extension for disabled WC, creation of wider entrance door for disabled persons and new porch. Permitted

3 Proposal

This application proposes to remove the existing hedge to the St James Road boundary and replace it with a 1.8 metre fence. Pre application advice was sought prior to submitting the application- the proposal can not be considered under the Permitted Development criteria as the hedge in question is sited immediately adjacent to a highway used by vehicular traffic.

4 Policy Considerations

National Planning Policy Framework

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist Comment:

No Arboricultural issues to be raised.

Conservation Officer Comment:

The building lies adjacent to St James Church (listed) but the intended works will not have any impact on its setting. The building itself is not identified as a heritage asset and it lies outside the conservation area. The current hedge provides some soft relief within an otherwise urban environment. The change to a close boarded fence is unfortunate but there are no planning grounds for me to oppose. Hence no objection.

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: 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) Impact upon the character of the area
- (iii) Impact upon residential amenity

- (i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the Development Control Criteria.

- (ii) Impact upon the character of the area

St James Road is residential in nature and whilst the majority of front boundary's within the street scene are both brick in construction and approximately 1 metre in height, there are a number of examples of boundaries at similar heights to those of the

proposal. It is considered that due to the position of St James Church Hall and the other examples within the street scene that the proposed boundary height would be acceptable and not cause significant harm to the existing street scene and character of the area. Whilst the hedge currently serving as the boundary treatment contributes to the character of the area, it is considered that its removal would not significantly harm the character and appearance of the area.

(iii) Impact upon residential amenity

It is considered that the proposal would not cause any harm to the neighbouring properties as the height of the proposed boundary reflects similar boundary heights of the surrounding neighbouring properties. The proposal respects the principles of policy CS16 of the Havant Borough Council Core Strategy and therefore is considered to be acceptable. No letters of objection were received against this application.

8 Conclusion

The scale and design of the proposal is considered to be acceptable and is therefore recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01332 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:
Red line plan- received 21st December 2015
Proposed fence plan- received 21st December 2015
3 Submitted Photographs- received on 2nd December 2015
Reason: - To ensure provision of a satisfactory development.