
Site Address:	1 Masefield Crescent, Waterloooville, PO8 8JT		
Proposal:	Erection of part brick and part fencing wall with brick built columns between, to front and side boundaries.		
Application No:	APP/15/01335	Expiry Date:	12/02/2016
Applicant:	Mrs Sandra Spencer	Team:	Team 2
Agent:		Case Officer:	Emma Chisnall
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

1 Masefield Crescent is a detached bungalow situated on a corner plot in a residential area. The bungalow is moderately sized and has yellow brick walls, a concrete tiled roof and is located on flat level ground. The boundary around the curtilage of No 1 is a low 0.5m high brick wall which means the amenity space to the front and side of the dwelling is open and viewable from the streetscene. All amenity space to the front, side and rear of the dwelling is lawn but there is part hard-surfacing to the side of the dwelling for the provision of parking two cars.

Boundaries along Masefield Crescent are dominantly low and open. Other corner plots similar to No 1 have gained height around their boundaries by using combinations of materials supported further by greenery and hedging.

2 Planning History

APP/15/00997- Previous application- Erection of 2m high part wall, part fence boundary- Withdrawn

3 Proposal

Erection of part brick and part fencing wall with brick built columns between, to front and side boundaries.

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
AL1 (Presumption in Favour of Sustainable Development)

Havant Borough Council Design Guide Dec 2011

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Engineering/Drainage Comments:

No adverse comment in regards to this application

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: 6

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 usual development control criteria. The proposed boundary is to provide privacy and security to the residents at No 1 Masefield Crescent.

(ii) Impact upon the character of the area

As a corner plot No 1 Masefield Crescent has a dominant view from the streetscene and as such any dramatic changes to the boundary height will have an impact on the character of the area. Following a site visit to the road it is acknowledged that other corner plots along Masefield Crescent and Milton Road have created similar style boundaries made up of brick and fencing in order to be given additional privacy. The proposed boundary at No 1 would be in keeping with a neighbouring dwelling opposite and reflects the same design which would help the dwellings look in keeping with one another and not out of place.

The viewpoint from the streetscene is more dominant from west to east than east to west so the proposal proposes to keep the west boundary at a lower height at 1.2m and the north and east boundary at the higher 1.8m. This should give a softer appearance from the streetscene when travelling west to east. When travelling from east to west the dwelling can support a higher boundary due to the position of the dwelling and being partly screened by its neighbours as well as the dominant view of similar boundaries to this height from this viewpoint.

It is considered that the proposal gives the required level of privacy to No 1 whilst keeping the impact of harm to a minimum on the character of the area. The mixture of brick with wider fencing provides a softer appearance and reduces the severity the boundary could have the potential to cause.

(iii) Impact upon residential amenity

It is not considered that the proposed boundary change would significantly impact the residential amenity of any immediate neighbour. It is considered that the change in height to the boundary would provide privacy to the residents of No 1 whilst maintaining the amenity space available to them. It is considered that No 320 Milton Road who share a boundary with No 1 Masefield Crescent will not be significantly impacted by the proposed works due to the distance between the dwelling and boundary and that the height is considered to be an acceptable level.

8 Conclusion

No 1 Masefield Crescent have proposed a change which is considered acceptable in the streetscene of Masefield Crescent and has an acceptable impact neighbours amenity. The proposal is considered to accord with the requirements of adopted Local Plan (Core Strategy) policy CS16 and can be considered acceptable for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01335 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:

Location Plan Ref: 00074776-ABD631
Ordnance Survey Showing Outline of Boundary Position with Heights and Materials Ref: 00074779-70DB28
Photograph Showing Example of Fencing and Brick Boundary

Reason: - To ensure provision of a satisfactory development.
- 3 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used for the wall hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.
Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core

Strategy) 2011 and the National Planning Policy Framework.