
Site Address:	25 Bound Lane, Hayling Island, PO11 9HU		
Proposal:	Erection of 1.4m high fence at front boundary of property (part retrospective).		
Application No:	APP/15/01257	Expiry Date:	18/01/2016
Applicant:	Mr Stephen Whitaker	Team:	Team 1
Agent:		Case Officer:	Emma Chisnall
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

25 Bound Lane is a large detached bungalow with white rendered walls and a concrete tiled pitched roof. The dwelling is on level ground and has open amenity space to the front, side and rear which is currently used as green garden space. The dwelling is set well back from the front boundary and faces Bound Lane in a corner plot with Bound Lane running to the west and access drive along the south. The north boundary is currently formed of a red brick wall approx 1.5m high and to the front of the property there is hard-surfacing for the parking of two cars.

The application has been submitted following an enforcement case in regards to the height of the boundary erected along the west (road side) boundary without planning permission and is made of wood fencing with concrete posts at approx 1.8m high. This fence carries on to the south boundary (however this boundary fence does not require consent). A small section of verge is retained in front of the fence line adjacent to the road.

Bound Lane is an area of character and the majority of boundaries along the road are made up of smaller open fencing or hedging which maintains a semi-rural appearance along the road.

2 Planning History

None relevant.

3 Proposal

Erection of 1.4m high fence at front boundary of property. (Retrospective application).

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)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

None

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) 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 west boundary fence at No 25 Bound Lane has been constructed to provide the applicant with privacy along Bound Lane. The fence is currently 1.8m high but is now proposed to be 1.4m high (following negotiation) and the panels reversed to display the smooth side to the street.

(ii) Impact upon the character of the area

Bound Lane is road of some character dominated by moderately low boundaries and green frontages which add to the character of the Lane. Following a site visit, it is acknowledged that to the south of Bound Lane there are examples of fenced boundaries at higher levels. It is considered that due to the position of No 25, the length of the boundary and the other examples within the streetscene that a reduced boundary height of 1.4m would be acceptable and would not cause significant harm to the existing streetscene and character of the area.

The proposal includes turning the fence panels so the appearance is softer along the streetscene and it is considered the panels will fade in time which will help the

proposal look further in keeping.

(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 neighbouring properties and would not encroach on any neighbours amenity space. The proposal is therefore considered acceptable.

8 **Conclusion**

Having a boundary height of 1.4m ensures that the character of the area is protected as well as the neighbouring properties amenity. The development is considered acceptable and meets the requirements of the adopted Core Strategy policy CS16 and can be considered acceptable for approval subject to the imposition of a condition requiring the reduction in height and change to the side of the fence fronting the lane.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01257 subject to the following conditions:-

- 1 The development must be begun no later than 1 month beginning with the date of this permission.
Reason: The existing fence has an unacceptable impact on the character and appearance of Bound Lane and in this case a short time scale for the implementation of the revised fencing is considered to be appropriate having due regard to policy CS16 of Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 2 Within 1 month of the date of this permission the existing fence and posts shall be lowered in height to a maximum of 1.4 metres and the fence panels be re-hung so that the smooth (non-rail) side faces Bound Lane.
Reason: To ensure that the fence has an acceptable impact on the character and appearance of Bound Lane and accords with the terms of the revised planning application having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan: OS Licence Number 100047474
Block/Site Plan Position of Fence and Curtilage of Property: OS Licence Number 100047474
Photographs Showing Position and Amended Height of Fence to 1.4m

Reason: - To ensure provision of a satisfactory development.