
Site Address: 8 Zeus Lane, Waterlooville, PO7 8AG
Proposal: Change of use from public amenity space to private amenity space, erection of 1.8 m boundary fence and single detached garage.
Application No: APP/15/01150 Expiry Date: 07/12/2015
Applicant: Mr M Reynolds Team: Team 1
Agent: Case Officer: Heather Lealan
Ward: Purbrook

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 8 Zeus Lane, Waterlooville, PO7 8AG. The dwelling is an end of terrace dwelling house located on a corner plot that forms one side of the entrance to a rear garage court. The site is located on the southern side of Zeus Lane, the northern side of the road is more commercial in nature and includes a large doctors surgery. There is a similar sized plot of amenity land to that the subject of this application alongside No.9 Zeus Lane, the dwelling adjacent to the other side of the entrance to the garage court.
- 1.2 The site within the redline has recently been purchased by the applicant from Portsmouth City Council and the current designated use of the area is as amenity land.

2 Planning History

No relevant planning history.

3 Proposal

Change of use from public amenity space to private amenity space, erection of 1.8 m boundary fence and single detached garage.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

DM13 (Car and Cycle Parking on Residential Development)

Havant Borough Local Plan (Allocations) July 2014

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comment

Southern Water

The records show that the public surface water sewer crosses the site and the proposed fence and garage may conflict with this sewer which needs a clearance either side.

Comment - Applicant informed of the consultation response and an informative to this regard should be included on a planning consent.

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: 5

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 visual amenity of area
- (iii) Planning history of nearby site

(i) Principle of development

7.1 The application site is located within a defined urban area for development plan purposes where the change of use to residential land is considered appropriate in principle, subject to policy and other material considerations.

(ii) Impact on visual amenity of area

7.2 It is considered that the loss of the open space would constitute a loss of the type of greening that can benefit urban areas and enhance visual amenity. However, when balancing the merits of the scheme, account is taken of the size of this piece of land and the small contribution it makes to this area that is predominately hard landscaped in character. Furthermore, the gradient east to west from No.9 to the application site further lessens the contribution that this amenity space makes to the locality as it is somewhat recessive and not a strong feature of the general streetscene.

- 7.3 The plans indicate that the fence would be positioned along the eastern boundary of the amenity land to enclose it within the curtilage of the plot. It is proposed to be 1.8m in height between points X and Y dropping down 900mm along the front and side. The reduction in the height of the fence in this forward area will not cause any loss of visibility to the users of the drives of the adjacent highway and garage court and, as it is below 1m in height, does not require the benefit of planning permission; as such this section of fence does not form part of the proposal description.
- 7.4 The proposed garage is set within the land to be enclosed and again is recessive in terms of design and visual impact. It is considered that both the fence and the garage would not be such a detrimental impact to the visual amenities of the locality to warrant a refusal of this application.

8 Conclusion

It is considered that, on balance, the change of use of the land and the erection of garage and fence is acceptable in principle and that a sense of space is retained and the character of the area unharmed. It is therefore recommended to grant planning permission, subject to the imposition of the conditions listed below and an informative regarding the sewer that crosses the site.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/01150 /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 Licence No 100047474 received 12 October 2015
Site Layout Plan Licence No 100047474 received 12 October 2015
Proposed Elevations of Fence and Garage Plan 1 received 12 October 2015

Reason: - To ensure provision of a satisfactory development.