
Site Address:	11 The Crescent, Waterlooville, PO7 5EU		
Proposal:	Retention of raised levels to rear garden to provide terracing and associated boundary treatments.		
Application No:	APP/14/00958	Expiry Date:	26/11/2014
Applicant:	Mr A Macfarlane	Team:	Team 1
Agent:		Case Officer:	Stephen Andrews
Ward:	Purbrook		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application property is a two storey semi-detached dwelling of brick and tile construction. The dwelling is located within a residential area comprising of a variety of dwelling types.

The application site is significantly higher at the rear of the dwelling than it is at the bottom of the rear garden. The applicant has therefore created a series of terraced levels that enable the garden to be accessed in a staged manner. It is understood that there has historically been a difference in levels to the rear of the site.

At the bottom end of the rear garden is a summer house. The rear of the site is enclosed by close boarded fencing, trellis and mature planting.

2 Planning History

None

3 Proposal

Planning permission is sought for the retention of the raised terrace levels within the rear garden and associated boundary fencing and trellis work.

The development is largely retrospective; requiring the laying of the slabs and rendering of the retaining walls, having been begun on the understanding that the development was permitted development. However, this was not the case as the levels of the site have resulted in parts of the terraced area and fencing exceeding permitted development limits.

4 Policy Considerations

National Planning Policy Framework, 2012

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

Building Control, (Fire Access Consultation) - No objection
Southern Water - 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Principal Issues

- (i) Principle of development
- (ii) Impact on neighbour amenity
- (iii) Impact on the character and appearance of the area

- (i) Principle of development

The site lies in the built up area of WaterlooVille where development is normally permitted subject to compliance with the Development Plan and any other material considerations.

- (ii) Impact on neighbour amenity

Having regard to the depth of the garden, in excess of 50m, it is considered that the only neighbours that would be affected by the development are adjoining neighbours 9 and 11a The Crescent.

In respect of 11a it was noted on the officer site visit that there were a series of structures along the shared boundary adjacent to the terrace. The raised area would not therefore result in additional overlooking or loss of privacy to this property.

In respect of the impact of 9 The Crescent it is considered that the levels change is more of a concern to this neighbour. However, the development includes alterations to the boundary fencing to increase its height and to put trellis on top. It is considered that the increase in height to the fencing provides a meaningful screen, which would not in itself result in harm to neighbour amenity.

It is therefore considered that the alterations to the boundary treatment would successfully overcome any adverse impact to the residential amenities of immediate neighbour 9 The Crescent, particularly in respect of overlooking and loss of privacy.

The development would therefore accord with the principles of policy CS16 of the

Havant Borough Core Strategy Local Development Framework 2011.

(iii) Impact on the character and appearance of the area

The terraced area would be located to the rear of the dwelling and as such is not visible from the public domain. Notwithstanding this however, it is considered that the terrace effectively adapts to the changing site levels and makes the rear garden more usable without appearing oppressive or over dominating. The development would therefore accord with the principles of policy CS16 of the Havant Borough Core Strategy Local Development Framework 2011.

8 **Conclusion**

The development would not result in matters prejudicial to neighbour amenity or harm the prevailing character and appearance of the area. The application is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/00958

(A)

(B) subject to the following conditions

- 1 Prior to the completion of the rear terraced area hereby permitted, the section of trellis work shown on the approved layout plan shall be erected. Notwithstanding the details provided on the application form, the height of the boundary fence with trellis top shall be maintained thereafter at 2m - 2.2m in height (close boarded fence maintained at a minimum height of 1.8 metres). Measurements are to be taken from the top of the newly laid patio slab.

Reason: To ensure the terraced area does not result in unacceptable levels of overlooking and loss of privacy to No.9 The Crescent and to accord with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011.

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

Location Plan outlined in red - Scale 1:1250

Site Layout Plan, un-numbered - date stamped 15 September 2014

Proposed Elevations Drawing - C008124 - date stamped 15 September 2014

Reason: - To ensure provision of a satisfactory development.

