
Site Address:	344 Middle Park Way, Havant, PO9 5DS		
Proposal:	Remove existing fencing to side of property and replace with 2m in height close board panels.		
Application No:	APP/15/00571	Expiry Date:	31/07/2015
Applicant:	Miss P Rowen	Team:	Team 2
Agent:	Mr D Rowen	Case Officer:	Bee Crawford
Ward:	Battins		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is a two storey semi-detached dwelling with the side aspect facing Middle Park Way. It has a brown tiled pitched roof and elevations of red multi-brick. The site is level and the side/front garden is a good size, mainly laid to lawn with shrubs and is enclosed by a 1 metre high brick wall to the east and wire fencing to the northern and western boundaries. There is currently a 2 metre high fence separating the side and rear garden areas of the property
- 1.2 The adjoining neighbouring property of a similar age, style and design lies to the south, a row of terraced properties are to the north and east, and a small area of amenity land lies opposite. There is general kerbside off-road parking in the area which is of medium density with two storey terraced and semi-detached properties and purpose built flats.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is for the erection of a 2 metre high closeboard fence, gavel boards and concrete posts of 10 metres in length along part of the northern boundary of the property which fronts Middle Park Way, 6.2 metres to the eastern boundary and 5.4 metres to the western boundary to increase the amount of enclosed rear garden area. It should be noted that only the end fence panels to the eastern and western boundaries nearest to the highway require the benefit of planning permission.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer - Highways

No adverse comment.

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) Effect on neighbouring properties
- (iii) Effect on the character of the streetscene

(i) Principle of development

7.2 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Effect on neighbouring properties

7.3 The proposed fence is to increase the amount of enclosed garden to the rear by bringing forward the line of the existing fence to the northern boundary which fronts Middle Park Way. Although the fence will be adjacent to highway, the proposed height is not considered to be significantly altered from the existing fence which is approximately 5.4 metres from the highway. No objections were received in respect of the application and it is considered that the proposal would not result in an adverse impact on neighbouring properties. The style and appearance of the fence is deemed appropriate in context to the main building and therefore considered to be acceptable, meeting the requirements of sections of policy CS16 of the HBLP (Core Strategy).

(iii) Effect on the character of the streetscene

7.4 Middle Park Way is a long road running through Leigh Park and whilst the properties on this stretch of the road are predominantly of a similar design, there is no uniform building line and the streetscene has no overriding characteristics. Whilst the new

fence would be more visible in the streetscene, there are existing examples in the vicinity of a similar nature. Consequently it would be difficult to argue that the proposal would be visually harmful and any perceived degree of harm would not be sufficient to warrant refusal. It is therefore considered that the proposal is unlikely to lead to a detrimental impact on the character of the streetscene.

8 **Conclusion**

- 8.1 The scale, siting and design of the proposal is considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/15/00571 subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The materials to be used shall be dark stained close board fence panels, concrete posts and gavel boards.
Reason: In the interests of the amenities of the area and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Plan showing extent and position of new fence.
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Reason: - To ensure provision of a satisfactory development.