
Site Address:	162 Silverdale Drive, Waterloooville, PO7 6DX		
Proposal:	Erection of 2m fence to replace existing hedge		
Application No:	APP/14/00876	Expiry Date:	21/10/2014
Applicant:	Mr M Brewer	Team:	Team 2
Agent:		Case Officer:	Bee Crawford
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The property is a detached bungalow situated on a corner plot on Silverdale Drive and Sunnymead Drive, with a driveway and garage to the rear of the property accessed from Sunnymead Drive. It has a red tiled pitched and hipped roof and elevations of red multibrick. The site is level with open vehicular access to the southern boundary and a dwarf wall and hedge approximately 2 metres high which runs along the remainder of this southern boundary which fronts Sunnymead Drive, screening the side and rear garden. The front garden is enclosed with a dwarf wall and mature shrubs.
- 1.2 There are detached bungalows of a similar age, style and design to the north and opposite the site situated in Silverdale Drive, and pairs of semi- detached bungalows to the to the south and west situated in Sunnymead Drive. The area is of medium density with a mixture of detached and semi-detached bungalows of a similar age, style and design.

2 Planning History

None relevant to this application.

3 Proposal

- 3.1 The application is to replace the existing dwarf wall and hedge with a 2 metre high closeboard fence and concrete posts of 2.375 metres in length along the southern boundary of the property which fronts Sunnymead Drive. Photographs submitted with the proposal indicate the hedge is dying.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012.

Core Strategies 2011 forming part of the HBLDF
CS16 (High Quality Design)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

No adverse comments.

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: 10

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

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 replace the existing boundary treatment of a dwarf wall and 2 metre high hedge and will be located in the same position as the existing boundary treatment fronting Sunnymead Drive, the proposed height is not considered to be significantly altered from the existing hedge. The appearance of the proposal is in proportion to the existing building and is therefore considered to be acceptable. It is not considered that the proposal would result in an adverse impact on neighbouring properties.

(iii) Effect on the character of the streetscene

7.4 The streetscene of Sunnymead is primarily characterised by similar properties with various boundary treatments and mature trees on the highway verge, although there is a 2 metre high fence to the boundary of the property opposite the application site in Silverdale Drive. It was suggested that the last panel of the fence at the front of the building line be stepped down to 1.2 metres, however the applicant declined.

Consequently, the fence creates a more hard-edged appearance at the corner than the hedge, but given that the other, angled-part of the corner remains unchanged (low wall and fence), the degree of harm would not be sufficient to warrant refusal. The proposal is also typical of properties situated on corner plots to afford amenity privacy and given the condition of the existing hedge and the height of the new fence, it would be difficult to argue that the proposal would be visually harmful and 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/14/00876 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 development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan
Block plan
Details of fence

Reason: - To ensure provision of a satisfactory development.