
Site Address:	8 St Johns Close, Hayling Island, PO11 9HQ		
Proposal:	Retention of 2m fencing to western boundary.		
Application No:	APP/14/00899	Expiry Date:	28/10/2014
Applicant:	Mr S Adams	Team:	Team 2
Agent:		Case Officer:	Tina Pickup
Ward:	Hayling West		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The site relates to a two storey end of terrace dwelling located on the north side of St Johns Close, which is a cul-de-sac. The dwelling is sited on the corner with the road and pavement to the west. The drive and parking serving the dwelling is located to the west of the house such that the dropped kerb is close to the corner.

2 Planning History

None

3 Proposal

This is a retrospective application seeking the retention of a 2m high close boarded fence with concrete posts that has been erected on the western boundary of the site , abutting the pavement. This fence extends to the point where the curve of the bend commences, which means it is set back a maximum of 2.9m from the straight part of St Johns Close to the south.

4 Policy Considerations

National Policies
NPPF

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

Havant Borough Local Plan (Allocations), adopted July 2014
AL1 - Presumption in Favour of Sustainable Development

Residential Parking and Cycle Provision SPD, March 2010

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Development Engineer

Justifiable to ask for a sight line for the parking space and I agree that the last panel adjacent to the parking space should be reduced to 1 metre.

- no adverse comment on revised plans

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: 12

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 3

Summary: fence has obstructed views of road for coming & going vehicles; other vehicles cant see if vehicle reversing from drive; and driver in 8 St Johns has limited view of vehicles and people/children; made it a blind corner; therefore causing highway safety concern; St Johns close used by people visiting beach & fairground & gets busy.

Comment: these highway concerns will be considered below

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) Visual impact of fence
- (iii) Highway & visibility issues

(i) Principle of development

7.2 The site is located in an urban area whereby development is considered to be acceptable in principle subject to other development control considerations.

(ii) Visual appearance and impact

The 2m high close boarded fence is a traditional boundary treatment that is expected in such residential areas; there are other similar fences in the immediate vicinity. The proposed fence is therefore visually acceptable.

(iii) Effect on Highway safety

As currently erected the fence is 2m high along its whole length, located on the corner and as such does block the sight lines for vehicles using the drive - if a car is reversing out of the drive, then from the drivers position the view of the adjacent road and pavement is blocked, potentially endangering pedestrians and other road users. This blocking of the drive's sight line has been raised with the applicant who has submitted

revised plans showing further dimensions and the end fence panel reduced in height at an angle, such that it would drop down to 1m high at its southern end.

It is considered this reduction in height would improve the sight line on the corner enabling drivers to see above the majority of this end panel, which would improve highway safety. Therefore, provided the development is conditioned with a time period to make the change to the fence, then these revised plans are considered to be acceptable.

8 Conclusion

The revised plans reducing the height of the end fence panel are considered acceptable and the proposal is recommended for retrospective permission, with a condition requiring the implementation of the reduction within one month.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/14/00899 subject to the following conditions

- 1 Within one month of the date of this decision, the southerly end fence panel shall be reduced in height with a diagonal cut such that the height slopes from 1m to 2m high, as shown on the hereby approved plans. Thereafter the fence shall be retained at this height in perpetuity.

Reason: In the interests of highway safety and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

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

1:1250 location plan
block plan showing extent of new fencing
dimensioned drawing showing end panel reduced at an angle to 1m - received on 10/10/14
photographs received 10/10/14

Reason: - To ensure provision of a satisfactory development.