
Site Address:	109 Havant Road, Emsworth, PO10 7LF		
Proposal:	Retention of a 1.8m fence and gate to front of property.		
Application No:	APP/15/00335	Expiry Date:	02/06/2015
Applicant:	Mr Coleman	Team:	Team 2
Agent:		Case Officer:	Richard Nash
Ward:	Emsworth		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

The application site comprises a detached single storey chalet style dwelling of traditional character and brick and tile finish, located on the north side of Havant Road, east of its junction with Selangor Avenue. The area is predominantly characterised by medium density residential land use, although there is a large area of open agricultural land on the opposite side of Havant Road.

2 Planning History

The current planning application is retrospective and has been submitted following an enforcement investigation under reference EC/00017/CMP.

3 Proposal

The current planning application seeks the retention of a 1.8 metre high close boarded fence and gate to the front of the property.

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: 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: 6

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1 letter of support.

7 Planning Considerations

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 on the application site and locality

(i) Principle of development

The application site is located within an urban area where further development is considered acceptable subject to the usual development control criteria. Furthermore, the provision of boundary fencing to a residential property would also be considered acceptable in principle.

(ii) Impact on the application site and locality

As might be expected, the fence has a somewhat plain and functional appearance. It is however of an appropriate scale and does not appear incongruous in the context of the dwelling and its frontage. The mass and finish of the fence are such that it currently appears as an obvious addition to the frontage. However, it is considered that it will 'weather in' to the extent that the development would not appear incongruous in a street scene containing a variety of boundary treatments, including a similar (albeit darker) structure at the adjoining property to the west.

8 Conclusion

The fence and gate are acceptable in principle and do not have a detrimental impact on the character and appearance of the application site or locality. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/15/00335.