
Site Address:	6 Greenfield Rise, Waterlooville, PO8 9AA		
Proposal:	Raised patio to rear and erection of 2.3m boundary fencing.		
Application No:	APP/14/00468	Expiry Date:	27/08/2014
Applicant:	Mrs Ordish	Team:	Team 2
Agent:		Case Officer:	Daphney Haywood
Ward:	Cowplain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site comprises a detached bungalow situated on the east side of Greenfield Rise near the junction with Greenfield Crescent. The property occupies a sloping site, with the land falling in a easterly and northerly direction. As a result the dwelling at 4 Greenfield Rise is on higher ground and the properties adjoining the north at 18 and 20 Greenfield Crescent are on significantly lower ground.

2 Planning History

None relevant

3 Proposal

This is a part retrospective application for a raised patio to the rear and the erection of 2.3m boundary fencing. The patio which measures 9.8m by 2.44m sits directly to the rear of the dwelling and owing to the sloping nature of the site is built up above existing ground levels by between 180mm and 740mm. The boundary fencing would comprise 2m high close boarded fencing with a 0.3m trellis above to give a total height of 2.3m above ground level. and would be sited on the east boundary and the rear part of the north boundary.

4 Policy Considerations

National Policies
NNPF

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

Saved Policies of HBDWLP 1996 - 2011 forming part of HBLDF
Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist Not applicable

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: 5

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 4 One raising no objection, and one suggesting that a slight increase in fence height could alleviate the overlooking concerns of the neighbour.

Summary of objections:

The window installed under permitted development rights has already significantly impacted privacy. The raised patio has further eroded privacy. There is a difference in levels but the raised patio exacerbates this and whilst previously people sitting on the neighbour's patio did not over look us now they do and we have no privacy which is affecting our quality of life.

Excess rain water will create more water problems. Adequate drainage should be provided

Comment:

The application has been amended to provide for 2.3m fencing/trellis along the boundary to provide screening.

An informative in respect to porous materials to the patio or appropriate drainage to prevent run off to neighbouring properties is recommended.

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 the neighbouring properties.

(i) Principle of development

7.2 The site lies within the urban area where the principle of development is acceptable, subject to detailed development control criteria.

(ii) Effect on the neighbouring properties

7.3 Owing to the sloping nature of the site the patio is now at a raised level to enable direct access from the bungalow without the need for steps down as was the previous arrangement, and the difference in levels with the down hill properties results in over

looking of these properties from the new patio. To some extent this previously existed but is now exacerbated by the raise level of the patio. In order to address this the proposal has been amended to provide 2.3m high screening (2m fence and 0.3m trellis) to the relevant site boundaries, and this is considered to provide a satisfactory solution.

- 7.4 In respect to drainage, the difference in levels means that any run off from the site drains onto the downhill properties. An informative in respect to porous materials or drainage measures to prevent run off is recommended.

8 Conclusion

- 8.1** The proposed works are considered acceptable and approval is recommended.
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9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/14/00468

subject to the following conditions

- 1 The fencing comprising 2m close-boarded fencing, with 0.3m trellis on top as hereby approved, shall be erected within 6 months of the date of this permission and thereafter be permanently maintained in a sound condition.
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.

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

OS location plan
OS block plan
South elevation
North elevation
East elevation
Fence location plan
Close boarded fencing plan
Letter from applicant undated and received 18 august 2014.

Reason: - To ensure provision of a satisfactory development.