
Site Address: 8-31 and 32-55 Thrush Walk, Waterlooville, PO8 8LU
Proposal: Removal of 0.95m and 1.8m fencing and replace with 2m close board timber fence extension of pathway to rear of 32-55 Thrush Walk. Installation of section of railings to north elevation of 32-55 Thrush Walk.
Application No: APP/14/01235 Expiry Date: 21/01/2015
Applicant: Mr Buckwell Team: Team 2
 Portsmouth City Council
Agent: Mr Alexander Case Officer: Tina Pickup
 Portsmouth City Council
Ward: Hart Plain

Recommendation: **GRANT PERMISSION**

1 Site Description

The site relates to 2 No two storey blocks of flats in Thrush walk, to the west of Milton Road. Each block has a shallow asymmetrical flat roof, containing 23 flats. The blocks are set adjacent a woodland area immediately to the west, with communal parking areas between and to the east; together with other terraced two storey dwellings to the east. The area is generally characterised by high density residential dwellings.

Currently lit footpaths bound the flats with hit and miss timber fencing providing screening to the site and between flats - this fencing currently varies in height with sections at 1.8m high and some at 0.95m.

2 Planning History

None relevant

3 Proposal

The proposal involves removing all existing hit and miss fencing from the site. Some of the fencing will not be replaced at all - that around the drying area to the south of the southern block; and the perimeter fence around the northern block. The boundaries to the private gardens will be replaced with 2m close boarded fencing. In addition, to the north of the northern block a line of 0.9m high railings will be installed; and to its rear (west) the private path will be extended to join the public footpath.

4 Policy Considerations

National Planning Policy Framework

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

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

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Public Spaces Development Manager - none received
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: 75

Number of site notices: At least one site notice exists - 6 posted

Statutory advertisement: Not applicable.

Number of representations received: 0

Summary:

Comment:

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) Impact upon the streetscene
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the streetscene

The proposal is planned maintenance by Portsmouth City Council to improve and replace rotten and decaying fencing. The replacement fencing would be traditional close boarded timber panels at 2m high with concrete posts. Whilst this is higher than existing and more solid, this provides improved privacy for residents; and would still be visually appropriate in such a residential area. The loss of some of the perimeter fencing will visually open up the area and make the existing landscaped areas with trees more available to all. The railings and additional hard surfaced path are also considered appropriate to the character of the area.

(iii) Impact upon residential amenity

The replacement fencing would provide improved privacy to private gardens and therefore result in improved residential amenity.

8 **Conclusion**

The replacement fencing, proposed railings and additional path, are all considered visually appropriate to this residential area and compliant with Policy CS16. The application is therefore recommended for planning permission.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/01235

(A)

(B) 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:

1:1250 Location Plan DWG No: TW.002

Site Layout 8 - 39 Thrush Walk DWG No: TW.006

Site Layout 32 - 35 Thrush Walk DWG No: TW.001

Existing & Proposed Elevations 32 - 35 Thrush Walk DWG No: TW.003

Existing & Proposed Elevations 8 - 31 Thrush Walk DWG No: TW.004

New Paving Location 32 - 35 Thrush Walk DWG No: TW.005

Reason: - To ensure provision of a satisfactory development.