
Site Address: Development plots 1-3 at 64-66 Hazleton Way,
Waterlooville

Proposal: Retention and erection of fencing as an alternative to the boundary
treatments agreed under Planning Permission APP/10/00158.

Application No: APP/14/00286 Expiry Date: 12/05/2014

Applicant: Mr Coles Team: Team 2
Boundstone

Agent: Mr Holman Case Officer: Rachael McMurray
Holman Reading Partnership
LLP

Ward: Cowplain

Recommendation: **GRANT PERMISSION**

1 Site Description

The site is located on the corner of Eglantine Way and Hazleton Way and comprises three, detached dwellings with front driveways and separated rear gardens. To the rear / south west of the dwellings is a nursery and associated car park. The north west boundary of the dwelling at Plot 1 runs parallel with Hazleton Way. The dwellings front onto Eglantine Walk.

2 Planning History

APP/10/00158

Erection of 2No. 3 bed and 1No. 4 bed dwellings with associated car parking, landscaping and new access to Eglantine Walk. Amended car parking area.

3 Proposal

Retention and erection of fencing as an alternative to the boundary treatments agreed under Planning Permission APP/10/0015. The originally approved plan showed the north west boundary along plot 1 as being a 450mm high buff brick wall. There would also have been a 2250mm high buff brick wall around the rear boundary of Plot1 with part of the car park of the nursery, which at the time of the application was in use as a pub.

The proposal is for retention of a 1.8m high fence in place of the 2250mm brick wall and a cleft fence and laurel hedge row along the north west boundary and also to the front boundaries of all three plots.

4 Policy Considerations

National Policies

NPPF

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

Southern Water:

The exact position of the foul and surface water sewer must be determined on site by the applicant.

Please note:

- No excavation or new tree planting should be located within 3.5 metres either side of the centreline of the surface water sewer.
- No excavation or new tree planting should be located within 3 metres either side of the centreline of the foul sewer.
- No new soakaways should be located within 5m of a public sewer.
- All existing infrastructure should be protected during the course of construction works.

Arboriculturalist:

Comments not sought as no protected trees would be at risk.

Building Control:

No objections

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: 14

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

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 streetscene

(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 the other development control considerations.

(ii) Effect on the streetscene .

- 7.3 The brick material which was originally approved is considered to be a superior material and would achieved a high quality design. However, the fence and hedge combination which is now proposed is considered to be appropriate in the context of the streetscene and both are common boundary treatments within the immediate locality. Therefore it is considered that the proposed boundary treatment would not result in any visual harm and is therefore considered to be acceptable.

8 **Conclusion**

The proposal is considered to be acceptable and is therefore recommended for approval.

9 **RECOMMENDATION:**

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/14/00286 subject to the following conditions

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

Proposed site plan and photographs - Drwg No. 8307/21

Reason: - To ensure provision of a satisfactory development.