
Site Address:	23 Kingscote Road, Cowplain, Waterloooville, PO8 8QD		
Proposal:	Erection of 2m fencing to southern boundary, following removal of existing hedge.		
Application No:	APP/13/00983	Expiry Date:	19/12/2013
Applicant:	Mr Dimond	Team:	Team 2
Agent:		Case Officer:	Jenna Shore
Ward:	Hart Plain		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site consists of a semi detached two storey dwelling with a pitched roof. The dwelling is sited on a cul-de-sac section of Kingscote Road, as a result of this siting the dwelling is parallel to the highway with the gable end facing the road. To the north is the adjoining dwelling of similar design and size. Immediately opposite is the highway and a two storey dwelling located beyond. To the south is a grass verge and main highway of Kingscote Road. To the west is the garden and side elevation of a two storey dwelling.
- 1.2 The streetscene is characterised by semi detached two storey dwellings with pitched roofs set back from the highway by a driveway. The front curtilage generally appears relatively open with low lying boundary treatments and vegetation. The occupiers of the dwelling opposite, which is sited in a similar parallel location to No. 23 has erected a 2m fence stained dark brown .

2 Planning History

No relevant planning history

3 Proposal

- 3.1 The application seeks to remove an existing hedge located to the south and west of the main dwellinghouse and erect a 2m high fence running alongside the dwelling and the down the length of the garden.

4 Policy Considerations

National Policies

National Planning Policy Framework

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

Development Engineer
No adverse comments

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: 13

Number of site notices: 0

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 character of the streetscene and the existing dwelling
- (iii) Effect on neighbours

(i) Principle of development

7.2 The application site is located within the defined urban area, consequently development is considered acceptable in principle subject to development control criteria.

(ii) Effect on the character of the streetscene and the existing dwelling

7.3 To the west is a two storey semi detached dwelling. This property occupies a very similar location to that of the application site with the side of the house and the length of the garden running parallel to the highway. A 2m fence has been erected adjacent to the garden and stained dark brown. Most dwellings along the streetscene are located perpendicular to the highway with the front elevation facing the road. A fence of this length and at this proposed height would possibly appear incongruous within a streetscene of an open nature. However, as this is the side of the house and amenity space the proposal appears slightly more in keeping and possibly what you would expect to see adjacent to a garden to maintain an element of privacy. It is therefore likely that the siting of the dwelling means that a fence of this kind is more in keeping. The fence located opposite has also set a precedent for development of this type, limiting reasonable reasons to refuse a fence of this height.

7.4 The applicant has indicated that the fence is to be stained dark brown to match that of the neighbour. It is thought that this may reduce the impact which could otherwise possibly appear quite stark in comparison to the softened open boundary treatments.

(iii) Effect on neighbours

- 7.5 The proposal is set back from the highway and away from neighbouring dwellings (a 1m picket fence is proposed adjacent to the neighbour and would constitute Permitted Development). The distance to the neighbour opposite limits the extent to which the fence could appear overbearing or visually intrusive.

8 Conclusion

- 8.1 The proposed fence is located opposite an existing fence of similar height and colour, setting a precedent for development of this kind in this location. With development of a similar nature in close proximity it is considered that the proposal is unlikely to appear incongruous within the streetscene particularly where the fence offers screening the rear garden.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/00983 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 Within one month of the fence being erected in the position shown on the proposed location plan drawing received by the Council 23rd October, it shall be stained in a Medium Oak colour and maintained in that colour thereafter.
Reason: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 which forms part of the Havant Borough Local Development Framework.
- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Location plan received by the Council 23rd October 2013
Location plan including location of hedge received by the Council 23rd October 2013
Proposed siting of fence received by the Council 23rd October 2013
Photographs of existing hedge received by the Council 23rd October 2013
Photographs of neighbouring fence received by the Council 23rd October 2013
Email confirmation of fence stain received by the Council 14th November 2013

Reason: - To ensure provision of a satisfactory development.