
Site Address:	85 New Brighton Road, Emsworth, PO10 7QR		
Proposal:	Replace existing fencing and hedging with a 2.45m high wall with 2.365m high timber inserts to the east and part of northern boundaries.		
Application No:	APP/13/01282	Expiry Date:	17/02/2014
Applicant:	Mr Burton	Team:	Team 2
Agent:		Case Officer:	Richard Nash
Ward:	Emsworth		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site consists of a large prominent detached dwelling located on the junction of New Brighton Road with Christopher Way, with access to the site from Christopher Way. The curtilage of the site has been altered and sub-divided over time, with the result that the main area of amenity space now fronts New Brighton Road. The boundary treatment currently consists of a 1 metre high fence and vegetation along New Brighton Road and a 1.9 metre and 1.8 metre fence along Christopher Way. The fence is in a poor state of repair and has an untidy appearance.

The street scene of New Brighton Road is relatively consistent, with dwellings of varying sizes, designs and materials. Most dwellings are set back from the highway with low lying boundary treatment of soft landscaping forming the front boundary. Some dwellings, similar to that of the application site, have rear gardens facing New Brighton Road, for example 3 Maple Close, which shares a boundary with the application site to the south. Further dwellings with this kind of relationship were also noted to the north east of the site. In these instances the boundary treatment tends to be higher with 1.8 metre fences noted. These are generally stained with a dark brown colouring and soft vegetation either behind or to the front.

2 Planning History

Extensive planning history relating to the sub-division of the plot and subsequent erection of dwelling at 1a Christopher Way. This planning history is not considered relevant to the current application.

3 Proposal

The application seeks to remove the 1 metre high fence along New Brighton Road and the 1.8 metre fence and 1.9 metre wall along Christopher Way and replace it with an alternating 2.45 metre wall and 2.35 metre fence. A soft landscaping scheme has been submitted as part of the proposal indicating vegetation to the front (facing New Brighton Road) and to the side (facing Christopher Way). The proposal is to be set back and in from the original boundary line by 200mm, to facilitate the planting of vegetation.

4 Policy Considerations

National Policies

National Planning Policy Framework

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)

Listed Building Grade: Not applicable

Conservation Area: Not applicable

5 Statutory and Non Statutory Consultations

Arboriculturalist:

A TPO tree is shown on GIS to be located to the southern boundary, just outside the curtilage of the application site and within the curtilage of No.3 Maple Close. During a site visit it was noted that the tree is no longer in place. There are therefore no tree constraints to the current proposal.

Landscape Architect:

Following pre-application comments on GEN/01036: Increased plant numbers are fine. Design and Access Statement states panels will be set back by 200mm and 'will have a good depth and width of soil to ensure they are established and the root structures will be able to grow under the fence', but this is not shown in the sectional wall detail. Foundations for a wall like this will need to be much deeper [than shown], not only for the stability of the wall, but also to create suitable planting depth. Satisfied with documents supplied to approve new boundary - subject to written confirmation of below ground wall depth and therefore foundation depth. Reiterate that foundations must be entirely on Applicant's land and not encroach on to public highway.

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: 9

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: One 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) Effect on character of street scene and existing dwelling
- (iii) Effect on neighbours

- (i) Principle of development

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 character of street scene and existing dwelling

As described above, the street scene of New Brighton Road is varied, with little consistency in terms of dwelling size, design and use of materials. Due to the location of dwellings within the street scene, with some backing on to the highway (such as 3 Maple Close and dwellings to the north east) and others facing the highway but set back - the type, height and level of boundary treatment also varies. The boundary treatment to the north and east of the application site is currently a maximum of 1.9 metres in height. The proposal represents an increase of 0.5 metres. If the boundary treatment throughout the street scene was low or consisted primarily of vegetation then a treatment such as that proposed would be likely to have an adverse impact on the character of the street scene. However, this proposal is located immediately opposite a 1.8 metre high fence, with others located to the side and further to the north east. The increase in height and starkness is staggered, thus reducing the potential overall impact. The Applicant has also indicated that the proposal would be set back from the original curtilage boundary, allowing for the planting of vegetation. This is likely to soften the appearance of the proposal further.

The proposal at this height would set a precedent within the street scene, but would reflect the stature and design of the dwelling on the site. A similar design at this height might appear overly oppressive and dominating if erected to the front of a smaller, modest dwelling. However, in this instance the proposal is thought to be in keeping with the character of the dwelling and the proposal is therefore considered unlikely to lead to an adverse impact to the character of the street scene or the existing dwelling.

The Applicant has highlighted that the purpose of the high fencing is to reduce vehicular noise when stood within the garden of the application site. At pre-application stage an acoustic report was submitted, which indicated that some reduction in noise might occur. However, in consultation with Environmental Health it was noted that the reduction in noise would be minimal. This benefit of the high wall was therefore not considered to be a principle reason to grant planning permission. The acoustic report was therefore not submitted again as part of the current application. In order to mitigate against possible adverse visual impact, it was requested that the wall be set back and vegetation planted. A landscaping scheme has also been submitted to minimise adverse results. The Landscape Architect considers this to be acceptable, subject to conditions.

(iii) Effect on neighbours

The proposal would be set back from dwellings to the south and west. It is therefore considered unlikely the proposal would appear overbearing or visually intrusive to neighbouring properties.

8 Conclusion

The design, use of materials and proposed soft landscaping is considered to soften the appearance of the proposed boundary treatment. The proposal, sited within a street scene noted to have some high boundary treatment facing the highway, is unlikely to lead to an adverse impact to the character of the street scene or the existing dwelling. The planning application should therefore be approved.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PERMISSION** for application APP/13/01282 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:

Design and Access Statement - Job Number 1011
1011/100 Revision B (Location Plan and Block Plan)
1011/104 Revision B (Proposed Site Layout Plan)
1011/205 Revision C (Proposed New Brighton Road Elevation (1))
1011/207 (Proposed New Brighton Road Elevation (2))
1011/208 (Proposed Christopher Way Elevation)
1011/303 Revision B (Proposed Boundary Treatment Detail and Section)

Reason: - To ensure provision of a satisfactory development.

- 3 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the distribution, species and size of the shrubs proposed to be planted and/or retained, and timing provisions for completion of the implementation of all the landscaping works. Notwithstanding Condition 2 above the scheme shall also include a suitably scaled sectional drawing showing how the construction of the foundations for the proposed development will accommodate the planting proposals. The implementation of all such approved landscaping shall be completed in full accordance with such approved scheme and timing provisions. Any shrub planted or retained as part of such approved scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 4 Construction of the development hereby permitted shall not commence until samples and details of all external facing materials shall be submitted to and approved by the Local Planning Authority. Thereafter only such approved materials and finishes shall be used in carrying out the development.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.