
Site Address: 80A Havant Road, Emsworth, PO10 7LH
Proposal: Erection of a 2m high close boarded fence and gate to front (north) and 2m high close boarded fence to side (east) boundary.
Application No: APP/13/01283 Expiry Date: 17/02/2014
Applicant: Mr Chapman Team: Team 2
Agent: Mr Bessant Case Officer: Richard Nash
Ward: Emsworth

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site comprises a detached two storey dwelling of traditional character and brick and tile finish, located within a generous plot on the southern side of Havant Road, to the east of its junction with Barn Close. The site has established boundary treatments, including a low picket fence with taller shrubs to the front. The access to the site is currently ungated. The area is predominantly characterised by medium density residential development.

2 Planning History

02/66880/000:
Laying out of hard surfaced areas in rear garden. Approved.

3 Proposal

The current application proposes the erection of a 2 metre high close boarded fence and gates to the front (north) boundary of the site and a 2 metre high close boarded fence to the side (east) boundary.

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: 15

Number of site notices: Not applicable

Statutory advertisement: Not applicable

Number of representations received: None.

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) Impact on the application site and locality

(i) Principle of development

It is considered that the provision of structural boundary treatments to a dwelling of this scale and character, and in this location, would be appropriate in principle. Indeed, the proposed fencing to the side boundary could be constructed as permitted development and therefore only the front boundary proposals are considered further below.

(ii) Impact on the application site and locality

The extent of the site curtilage is such that the proposal would not lead to an excessive sense of oppression within the external amenity area. Front boundary treatments along this section of Havant Road vary considerably in terms of height and materials. The proposed front boundary fencing would be set back behind existing shrubs, whose retention (as shown on the submitted drawings) at a reasonable height could be controlled by way of a planning condition. The siting of the proposed gates should prevent any requirement for vehicles to wait on the public highway when accessing or leaving the site, and the Highway Engineer has not objected to the proposal. It is therefore considered that the development would not have a detrimental impact on the character and appearance of the application site or the amenities of the locality.

8 Conclusion

The proposed close boarded fencing and gates would be appropriate in principle and would not have a detrimental impact on the character and appearance of the application site or the amenities of the locality. 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/13/01283, 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 (including in terms of the materials to be used) shall be carried out in accordance with the following approved plans:

DPA/0513 02 (Proposed Site Plan and Elevation)

Reason: - To ensure provision of a satisfactory development.

- 3 The 'existing shrubs to be retained' as annotated to the front boundary of the Proposed Site Plan shown on drawing DPA/0513 02 shall be maintained at a minimum height of 1 metre above ground level.

Reason: To ensure the maintenance of screening to the site and to protect the appearance and character 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.