
Site Address:	1 Holst Way, Waterloooville, PO7 5SJ		
Proposal:	Retention of fencing 1.75m high.		
Application No:	APP/13/00444	Expiry Date:	08/07/2013
Applicant:	Mrs K O'Sullivan	Team:	Team 1
	Baker Dougan Ltd		
Agent:	Mr N O'Sullivan	Case Officer:	Sally Smith
Ward:	Stakes		

Recommendation: **GRANT PLANNING PERMISSION IN RETROSPECT**

1 Site Description

A corner plot comprising a semi-detached dwelling which forms part of a small cul-de-sac. The dwelling has a side boundary which fronts the main route of Holst Way to the east. A belt of mature trees covered by a Tree Preservation Order lie to the south of the plot.

2 Planning History

No planning history of relevance

3 Proposal

To retain the fencing and gate erected on site along the Holst Way frontages (cul-de-sac and main route). It is a close boarded fence on an existing dwarf wall for the most part of its length. As confirmed by an additional email the fence is 17m long with the gates 3.1m wide. Height totals 1.75m.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

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.

Arboriculturalist - Consultation not pursued as new fence (confirmed by the email) is not in area of the tree.

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: 4

Number of site notices: None

Statutory advertisement: Not applicable.

Number of representations received: None

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 Street Scene
- (iii) Highway considerations

(i) Principle of development

7.2 The proposal is in an established urban area which features wide ranges of boundary treatment. In this context the matters for consideration are detailed ones and not matters of principle.

(ii) Effect on Street Scene

7.3 Whilst the fence removes the openness of this corner the quality of the fence and its natural finish are reasonable in context. On the opposite corner is another high fence which is stronger in coloured finish. There is no record of a permission for this fence but it appears to have been erected for the required 4 year period from its appearance; in which case the local planning authority would not be in a position to effect its removal. Whilst the fence at No.1 encloses more of a frontage area in part it is not considered that it is sufficiently intrusive to its locality as to warrant refusal.

iii) Highway considerations

7.4 No adverse representations have been received to the application from the Development Engineer, and it is considered that highway safety is not compromised to an extent in terms of reduced visibility to warrant refusal.

8 Conclusion

8.1 In light of the above considerations the application is recommended for approval.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to **GRANT PLANNING PERMISSION IN RETROSPECT** for application APP/13/00444

subject to the following conditions

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

Site Location Plan 1:1250

Block Plan 1:500

Letter of 11th May 2013 from Nigel O'Sullivan

Photos sheets 1 - 4

Email of 17 June 2013 from Kerry O'Sullivan

Reason: - To ensure provision of a satisfactory development.