

South Boundary improvement

74 Warblington Road, Emsworth, PO10 7HH

Permitted development enquiry

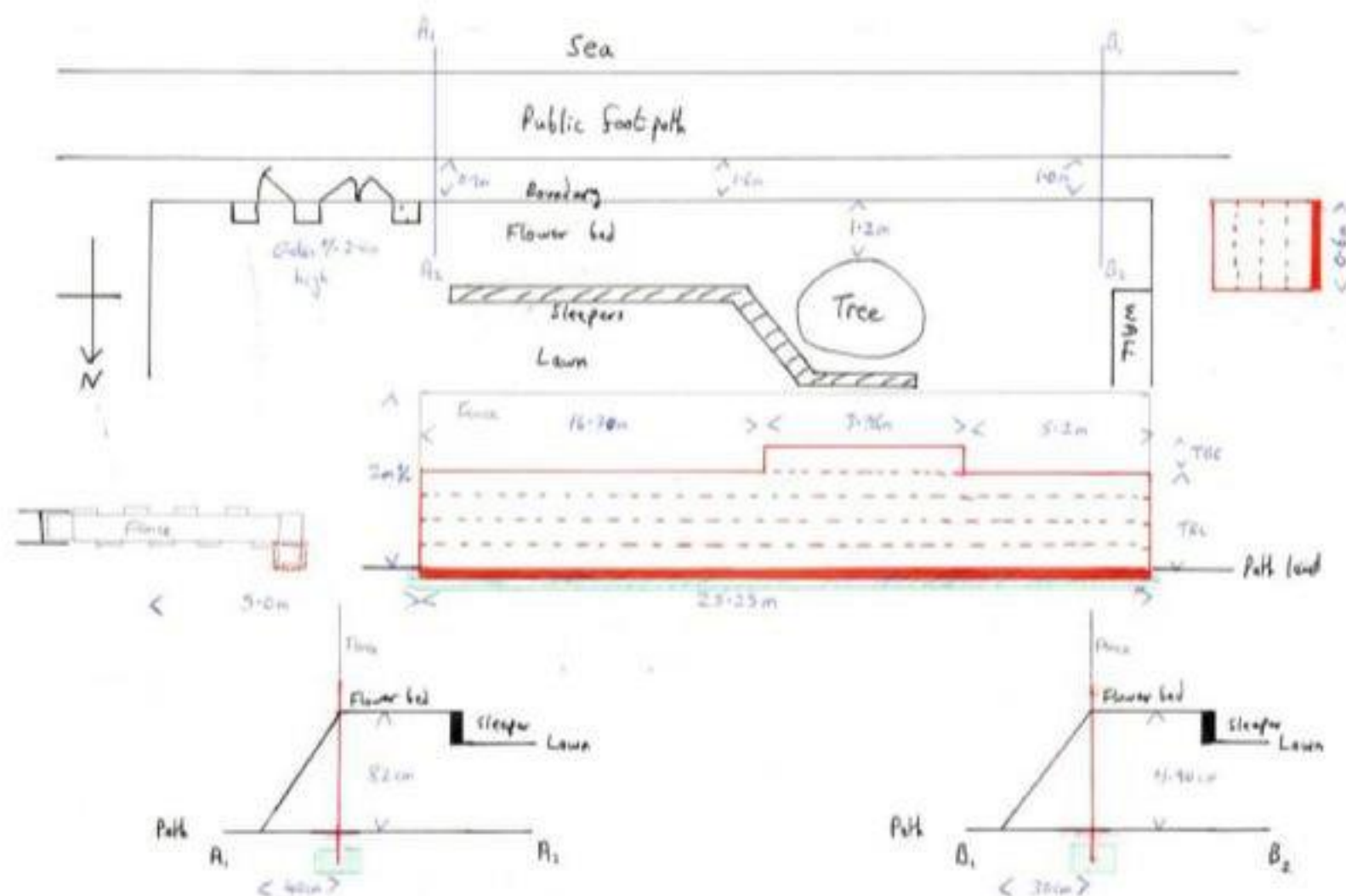
As owners of the above property, we wish to contain our land at the south boundary and to improve the overall appearance of the south boundary when viewed from the south.

The south boundary abuts onto a public footpath, which is not a highway used by vehicles, with an overgrown verge which connects the end of Beach Road and the end of Warblington Road as an extension of Western Parade.

The property is outside the Area of Outstanding Natural Beauty which is to the south of the footpath to the south of the property, nor is it in a conservation area.

The rear garden of the property is 0.8-0.9m higher than the footpath with a steep bank connecting the two levels. The distance between the south boundary of the property and the footpath ("Verge") varies between 0.9m and 1.6m wide with the steep bank accounting for 0.3-0.4m of the Verge.

Below is a sketch of the south boundary from above (top third), perspective looking north (middle third) and cross sections at A and B (bottom third).



There is a double gate and attached single gate at the west end of the south boundary with a short section of fence to its right, facing north. In total, this is 5.0m of the overall south boundary.



The gates are 2.0m high, measured from the footpath level not from the flowerbed/lawn level.

The verge comprises hawthorn bushes, grasses, and weeds, is not maintained, and consequentially is overgrown. In places the vegetation is dead.



This section of the south boundary is 25.25m giving an overall south boundary length of 30.25m.

There is a hedge within the south boundary for part of its length comprising a mixture of old privet and bay. In places this has died (honey fungus) and is mixed with extensive ivy growth or is non-existent. This is unsightly from both aspects, looking north and south.

The boundary is marked within the hedge by rusted angle iron uprights, two concrete posts demarking an old gate to the footpath and a stock fence. These will all be removed.



It is our intention to contain our land at the south boundary and to improve the overall appearance of the boundary viewed from the south with the following actions:

1. Remove and dispose of existing hedge, ivy, etc. that is on land owned by us.
2. Dig a ditch to the north of the boundary to just below footpath level i.e. on land owned by us which can be done from within our property.
3. Install timber effect concrete sleepers in the ditch to a height of 1m above the footpath i.e. to just above the existing flowerbed level.
4. Install a 1m high vertical hit and miss fence directly on top of the sleepers thus retaining the current overall height of 2m. Hit and miss fencing is less prone to wind damage and will, we believe, provide a softer aspect.

Chichester Harbour Conservancy, Steve Lawrence, Planning Department, has been contacted which has not identified any regulations that need to be complied with from the perspective of Chichester Harbour Conservancy.

Previous consultation with Havant Borough Council Planning Department, reference GEN/20/00374, has confirmed that *"The fencing replacement would be acceptable and permitted development under Schedule 1 Part 2 Class A."*

On the advice of Havant Borough Council Planning Department, the Environment Agency has been consulted. Their response was *"We have produced a series of standard comments for local planning authorities and planning applicants to refer to on 'lower risk' development proposals falling within Flood Zones 2 and 3. These comments replace direct case-by-case consultation with us. Your proposal falls within this category."*

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications#when-to-follow-standing-advice> .

We recommend that you view our standing advice in full before submitting the required information as part of your planning application. The local planning authority will then determine whether flood risk has been considered in line with FRSA recommendations. We will not be consulted on this planning application."

Applying the FRSA for a low risk development within Flood Zones 2 and 3 shows that:

- **This proposal is a minor extension as defined** (Minor development means [a] minor non-residential extensions: industrial/commercial/leisure etc extensions with a footprint less than 250 square metres, [an] alterations: **development that does not increase the size of buildings eg alterations to external appearance**, [a] householder development: For example; sheds, garages, games rooms etc within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling eg subdivision of houses into flats.)
- **This proposal is unlikely to raise flood risk issues** as it would not have an adverse effect on a watercourse, floodplain or its flood defences; would not impede access to flood defence and management facilities, nor where the cumulative impact of such developments would have a significant effect on local flood storage capacity or flood flows.

Applying the risk assessment advice for a minor development:

- "You need to provide a plan showing the finished floor levels and the estimated flood levels." **Not applicable as there is no change to existing floor or flood levels.**
- "Make sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. If they are not, ask your local planning authority if you also need to consider extra flood resistance and resilience measures." **Not applicable as there is no change to existing floor or flood levels.**
- "State in your assessment all levels in relation to Ordnance Datum (the height above average sea level). You may be able to get this information from the Ordnance Survey. If not, you'll need to get a land survey carried out by a qualified surveyor." **Not applicable as there is no change to existing levels.**
- "Your plans need to show how you're going to ensure the development is not flooded by surface water. An example of this could be to divert surface water away from the property or by using flood barriers." **No change to the property that would change the flows of surface water.**
- "If your minor extension is in an area with increased flood risk as a result of multiple minor extensions in the area, you need to include an assessment of the off-site flood risk. Check with your local planning authority if this applies to your development." **No other minor developments in the immediate vicinity of our south boundary.**
- "Make sure your flood resistance and resilience plans follow the guidance on improving the flood performance of new buildings." **Not applicable as no new building proposed.**

Confirmation is sought from Havant Borough Council that this is a permitted development for which planning permission is not needed and that a Lawful Development Certificate can be issued.

If you require further information or to discuss this with us, our contact details are below.

Pam and David Gratton

