

DRAFT DELEGATED OFFICER REPORT

PROPOSAL	Raising existing palisade fencing to site frontage to 2.5m for improved security.
LOCATION:	145 Stakes Road, Waterloooville, PO7 5PL
REFERENCE NO:	APP/25/00845
APPLICANT:	Ministry of Justice
APPLICATION TYPE:	Full planning permission
CONSULTATION EXPIRY DATE:	27/11/2025
APPLICATION EXPIRY DATE:	15/12/2025
WARD:	Purbrook
SUMMARY RECOMMENDATION:	Approve with Conditions

1. Site Description

- 1.1 The site lies to the north of Stakes Road with an existing low wall with metal fence (green finished) and access gate. This is partly screened by mature trees adjacent to the entrance.

2. Planning History

Is there any planning history relevant to the current application?

Yes/~~No~~

APP/20/00886 Alterations to the existing gated front entrance to provide security controlled pedestrian access (approved 7.5.21). Request to discharge Condition No. 3 (12.7.21). Permitted 07.05.2021

APP/22/00499 Variation of Condition 8 of Planning Permission 94/55269/002 to increase maximum occupancy from 22 residents to 25. Permitted 28.03.2023

3. Proposal

Raising existing palisade fencing to site frontage to 2.5m for improved security.

4. Policy Considerations

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the Planning Considerations section of the report.

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016
Chichester Harbour Management Plan 2024-2025 N/A
Havant Borough Council and Chichester District Council Joint SPD - Chichester
Harbour Area of Outstanding Natural Beauty N/A

Havant Borough Local Plan (Core Strategy) March 2011

CS8 Community Safety
CS11 Protecting and Enhancing the Special Environment and Heritage of Havant
Borough
CS16 High Quality Design
CS17 Concentration and Distribution of Development within the Urban Areas
DM8 Conservation, Protection and Enhancement of Existing Natural Features

Havant Borough Local Plan (Allocations) July 2014

Policy AL1 Presumption in Favour of Sustainable Development

Emsworth Neighbourhood Plan Post Examination Version 2020 N/A

Listed Building Grade:
Conservation Area:

5. Statutory and Non Statutory Consultations

County Highways

The Highway Authority wishes to make the following comments.

These proposals have been considered and in review are not anticipated to result in a significant impact to the safety or operation of the local highway network. Therefore, the Highway Authority have no objection to the proposals.

Arboriculturalist/Tree Officer

No objections from me on this one – we could condition with no heavy plant to be used within the existing curtilage of the fence.

6. Publicity and Community Involvement

This application was publicised in accordance with the Council's Local Code of Corporate Governance and the Statement of Community Involvement.

Publicity Type	Publicity Details	Start Date	End Date	Reasons
Site Notice	Site Notice Display	12/11/2025	03/12/2025	Is advertised in the public interest

Neighbouring properties consulted (as defined by the Statement of Community Involvement)

Number consulted: 41

No comments received. 0

Material planning considerations are addressed in Section 7.

7 Planning Considerations

7.1 The key areas for consideration are:

- (i) Principle of Development
- (ii) Impact on character and appearance of the area
- (iii) Impact on Residential Amenity
- (iv) Highways issues
- (v) Impact on TPO'd trees
- (vi) Biodiversity Net Gain

(i) Principle of Development

7.2 The site is located within the defined urban area, therefore development is considered acceptable in principle subject to development management criteria. The works are required in relation to security and are supported.

(ii) Impact on character and appearance of the area

7.3 The proposal is for a taller metal rail fence to be installed close to the site frontage. The existing fence is approximately 1.6m and would be raised to 2.5m. This would match the existing gate height.

7.4 It is noted that the fencing would be in the same location as the existing fence set back from Stakes Road by approximately 8.5m with significant surrounding trees. The dark green colouring to the fencing also helps to soften the visual impact of the fencing on the streetscene. It is considered that the increased height of the fencing would have a limited and acceptable impact on the character and appearance of the area.

(iii) Impact on Residential Amenity

7.5 The closest residential properties to the proposed raised fencing are No.1 Taylor Close to the east and 143a Stakes Road to the west. The fencing is set well off the position of the two houses and is not considered to result in an unacceptable impact on residential amenities. The proposal would also help with security at the site.

(iv) Highways issues

7.6 The fencing is set back from the site frontage and would not impact visibility for vehicles accessing or leaving the site. The Highway Authority confirm that the proposals:

.....are not anticipated to result in a significant impact to the safety or operation of the local highway network. Therefore, the Highway Authority have no objection to the proposals.

The proposal is therefore considered acceptable in relation to highways matters.

(iv) Impact on TPO'd trees

7.7 There are significant trees close to the proposed fencing including trees to the east of the access which are subject to a group Tree Preservation Order. The Council's

Arboriculturalist has raised no objections to the proposal subject to a condition to prevent heavy plant being used to avoid damage to the trees. This condition is therefore recommended.

(v) Biodiversity Net Gain

The development is considered de-minimis replacing 14.6m of palisade fencing and BNG is not required.

8 Conclusions

- 8.1 The proposals are considered acceptable in principle and would not detract from the character and appearance of the area or harmfully impact residential amenity. The impact on trees would be controlled by condition. The proposal is considered acceptable, and Planning Permission can therefore be recommended.

9. RECOMMENDATION:

That the Development Manager be authorised to Approve with Conditions for application APP/25/00845

Conditions:

1	<p>The development must be begun not later than three years beginning with the date of this permission.</p> <p>Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</p>
2	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Site Location Plan and Block Plan Drawing No. 25222-WA-SP01</p> <p>Existing and Proposed Entrance Plan and Elevations Drawing No. 25222-WA-001</p> <p>Reason: - To ensure provision of a satisfactory development.</p>
3	<p>The external materials used shall be as indicated on the submitted forms and hereby approved plans, or shall match, in type, colour and texture, those of the existing fencing so far as practicable.</p> <p>Reason: In the interests of the amenities 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.</p>

4	<p>The development hereby permitted shall be carried out without the use of Heavy Plant on land areas that are not already hard surfaced.</p> <p>Reason: To ensure that the works do not result in harm to the trees close to the fencing some of which are subject to a Tree Preservation Order having due regard to policies CS11 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.</p>

Informatives:

5	<p>In accordance with paragraphs 38-50 of the NPPF Havant Borough Council (HBC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:</p> <p>Offering a pre-application advice service, and</p> <p>Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,</p> <p>In this instance:</p> <p>Your application was acceptable as submitted and no further assistance was required.</p>
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