

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00475.

APPLICATION TYPE: Retrospective Permission

PROPOSAL: Retrospective application for over clad and strengthen old feathered edge boarding to new height of 2.7m to the original fencing on the boundary line of the garden fence parallel with the A259 Havant Road.

SITE ADDRESS: 1B Selangor Avenue, Emsworth, PO10 7LR

AGENT DETAILS: N/A

APPLICANT DETAILS: Mr Marks

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 28 September 2026

RECOMMENDATION: GRANT RETROSPECTIVE PERMISSION

1 Site Description

1B Selangor Avenue, Emsworth, is a semi-detached bungalow constructed of red/brown brick. The property benefits from a detached garage located in the south-eastern corner of the site. The rear garden comprises a patio area adjacent to the southern elevation of the dwelling, with the remainder of the garden laid to lawn.

2 Planning History

APP/18/00958 - Erection of 2no. 2 bed semi-detached residential dwellings to rear of 1 Selangor Avenue with vehicular access from Selangor Avenue (PERM 16.11.18). Request to discharge condition Nos. 5, 6, 7, 8, 9 and 10 (received 17.12.19).

3 Proposal

Retrospective application for over clad and strengthen old feathered edge boarding to new height of 2.7m to the original fencing on the boundary line of the garden fence parallel with the A259 Havant Road.

4 Policy Considerations

National Planning Policy Framework
Havant Borough Council Borough Design Guide SPD December 2011
Havant Borough Council Parking SPD July 2016

National Planning Policy Framework August 2026

DM3: Determining development proposals
DM6: Use of planning conditions and obligations
S3 - Presumption in favour of sustainable development
S4 - Principle of development within settlements

Havant Borough Local Plan (Core Strategy) March 2011

CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Emsworth Neighbourhood Plan Post Examination Version 2020

ENP_D1 (General Design Policy)

ENP_D2 (Height, Mass and Materials)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Emsworth Residents Forum

No comments received

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: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

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) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties
- (iv) Biodiversity Net Gain (BNG)
- (v) Human Rights Act
- (vi) Equalities and Diversities

(i) Principle of development

7.2 The application site is located within the defined urban area; therefore development is considered acceptable in principle subject to development management criteria.

(ii) Appropriateness of design and impact on the character of the area

- 7.3 The proposal seeks the retention of a 2.7m-high feather-edge close-boarded fence along the southern boundary of the property, which runs parallel to the A259 Havant Road. The fencing has begun to weather naturally, reducing its visual prominence and enabling it to blend more effectively with the surrounding street scene and wider area. It is not considered that the retention of the fencing would result in any harmful impact on the character or appearance of the locality. Furthermore, many of the existing boundary treatments along Havant Road comprise a variety of designs, materials, and heights, and therefore the retained fencing is not considered to appear incongruous within the streetscene.
- 7.4 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.

(iii) Effect on neighbouring properties

- 7.5 The retention of the fencing is not considered to result in any material harm to the occupiers of the adjoining property, No. 1A Selangor Avenue. Given the presence of an existing 2m-high boundary fence between the properties, any additional impact arising from the development would be minimal and acceptable.
- 7.6 Consequently, it is considered that the proposal will not appear overbearing or lead to a loss of light, outlook or privacy and would have limited and acceptable impact on the properties immediately adjacent to the application site and the properties opposite or to the rear, meeting the requirements of Policy CS16 of the HBLP (Core Strategy). It is noted no letters of objection were received with respect to the scheme.

(iv) Biodiversity Net Gain (BNG)

- 7.7 It is noted that this householder application is exempt from the requirements relating to Biodiversity Net Gain.

(v) Human Rights Act

- 7.8 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

(vi) Equalities and Diversities

- 7.9 This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and it has been concluded that the application does not cause discrimination on the grounds of gender, race and disability.

8 Conclusion

- 8.1 The proposed development is acceptable in principle, is appropriate in terms of design and its impact on the character of the area, and would have a limited and acceptable impact on the neighbouring properties. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the Head of Planning & Growth be authorised to **GRANT PERMISSION** for application APP/26/00475 subject to the following conditions

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

Location Plan – Submitted 30 June 2026

Block Plan – Drawing no. 19.3173.126 P3 – Submitted 29 July 2026

Measurements of fence – Submitted 04 August 2026

Dimensions – Submitted 29 July 2026

Photographs of Fence – Drawing Nos. 1-10 (inclusive) – Submitted 30 June 2026

Reason: To ensure provision of a satisfactory development.

Informative:

In accordance with Policy DM3 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:

- Offering a pre-application advice service, and
- Updating you of any issues that may arise in the processing of your application and where possible suggesting solutions, and,

In this instance:

- You sought and were provided with pre-application advice,
- Your application was acceptable as submitted and no further assistance was required.