

DELEGATED OFFICER REPORT

APPLICATION REFERENCE: APP/26/00307

APPLICATION TYPE: Full Planning Permission

PROPOSAL: Installation of 6ft timber fencing panels to the East boundary of the rear garden.

SITE ADDRESS: 59 Longwood Avenue, Waterlooville, PO8 8JB

AGENT DETAILS: N/A

APPLICANT DETAILS: Mr Mitchell Cowan

CASE OFFICER: Denise Sheath

TARGET DATE FOR DECISION: 06 October 2026

RECOMMENDATION: GRANT PERMISSION

1 **Site Description**

59 Longwood Avenue, Waterlooville, is a detached chalet-style bungalow situated on a prominent corner plot at the junction of Longwood Avenue and Everglades Avenue. The frontage of the property is enclosed by a hedge, with hedging of varying heights; several small trees and large trees located along the eastern side boundary.

2 **Planning History**

00/65307/000 – increase pitch and overall height of existing roofing to provide for rooms in roof with 2 north-west facing and 3 south-east facing dormers, new porch to front elevation – Permit 15 August 2000

00/65307/001 - Increase pitch and overall height of existing roofing to provide for rooms in roof with dormers to front and rear. New porch to front elevation (revised application). – Permit 18 December 2000

06/65307/002 - Application for crown reduction of 20% to two Oak trees (T3 and T4) within TPO 1017. – Consent 7 June 2006

3 **Proposal**

Installation of 6ft timber fencing panels to the East boundary of the rear garden.

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

DM8 (Conservation, Protection and Enhancement of Existing Natural Features)
CS16 (High Quality Design)

Havant Borough Local Plan (Allocations) July 2014

AL1 (Presumption in Favour of Sustainable Development)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Councils Arborist:

No objection to this as long as they comply with their written AMS.

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: 7

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) Effect on Trees
- (v) Biodiversity Net Gain (BNG)
- (vi) Human Rights Act
- (vii) 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 Following the removal of the bushes and small trees along the eastern boundary, it is proposed to erect a high close-boarded timber fence mounted on concrete gravel boards and supported by concrete posts, extending approximately 30 metres along the eastern boundary. At a point 1.2m behind an existing outbuilding/office structure the fence panels and posts will be set back approximately 1.5 metres from the boundary on

the south-eastern side of the site to accommodate the existing trees along this section of the boundary and to minimise disturbance to their root protection areas. The erection of this type of enclosure is not uncommon on corner plots within the surrounding area and is therefore not considered to have a harmful impact on the character or appearance of the locality.

- 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 proposal is not considered to have a harmful impact upon the neighbouring properties to the front, rear and side boundaries. Any impact upon these neighbouring properties would be considered 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) Effect on Trees

- 7.7 There are approximately 3No. Tree Preservation Order protected trees located along the eastern and southern site boundaries. The Council's Arboricultural Officer has been consulted and has raised no objection to the proposed development. However, it is recommended that a planning condition be imposed requiring the development to be carried out in accordance with the submitted Arboricultural Method Assessment, entitled "**Tree Protection**", to ensure the continued protection of retained trees throughout the construction process.

(v) Biodiversity Net Gain (BNG)

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

(vi) Human Rights Act

- 7.9 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.

(vii) Equalities and Diversities

- 7.10 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 and protected trees. On this basis it is recommended for approval.

9 RECOMMENDATION:

That the **Head of Planning and Growth** be authorised to **GRANT PERMISSION** for application APP/26/00307 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

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

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

Location Plan – Drawing No. 001A – Submitted 12 August 2026

Block Plan – Drawing No. 002A – Submitted 12 August 2026

New Fence Line – Drawing No. 003A – Submitted 12 August 2026

Proposed Elevations showing trees – Drawing No. 006A – Submitted 12 August 2026

Tree Protection – Drawing No. 007A – Submitted 12 August 2026

Photo – Highway View – Submitted 19 May 2026

Photo – Aerial View – Submitted 19 May 2026

Reason: - To ensure provision of a satisfactory development.

- 3 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 building so far as practicable.

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.

- 4 The development hereby permitted shall only be carried out in accordance with the submitted Arboricultural Method Assessment, entitled "**Tree Protection**" Drawing No. 007 Rev A submitted 12 August 2026.

Reason: To protect the health of adjacent trees in accordance with policies CS16 and DM8 of the Havant Borough Core Strategy (2011) and the National Planning Policy Framework.

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:

- Your application was acceptable as submitted and no further assistance was required.