

P/17/1018/FP

STUBBINGTON

MRS TRUDY ALLEN

AGENT: MRS TRUDY ALLEN

WALL/FENCE IN EXCESS OF ONE METRE IN HEIGHT ADJACENT TO THE HIGHWAY
114 MAYS LANE STUBBINGTON FAREHAM HAMPSHIRE PO14 2ED

Report By

Emma Marks - Direct dial 01329 824756

Site Description

This application relates to a detached chalet bungalow sited on the eastern side of Mays Lane on the south eastern corner of its junction with Sumar Close;

There is an existing wall running east west fronting Sumar close, connecting the property with its garage, enclosing the rear garden. In front of this wall is the side/front garden of the property, enclosed by a small wall on the back edge of the footpath.

The site lies within the urban area.

Description of Proposal

The application involves erecting a two metre high wall/fence, incorporating an area of side garden into the rear garden. The wall/fence would be sited on the back edge of the footpath with returns either end.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

P/10/0612/FP

**ERECTION OF SINGLE STOREY FRONT EXTENSION AND
REPLACEMENT PORCH**

PERMISSION

07/09/2010

Representations

Five letters of representation has been received raising the following concerns:-

- The design would not reflect the positive aspects of the street's character and would seriously detract from it by hiding the open and attractive front gardens;
- Apart from the wall immediately opposite all of the front boundaries are either low wall or without any wall;
- The intrusive and obstructive wall and boundary treatment would not reflect or enhance the positive attractive and open outlook within the close;
- The proposal is not consistent with policy;
- There is an issue of parked cars along the narrow entrance to the close, making an

accident very likely.

Planning Considerations - Key Issues

The issues for consideration in this case relate to the character and appearance of the streetscene and highway safety.

Character and appearance of the area

The original planning permission dated 2nd July 1969 required the existing garden wall in its current location, resulting in an area of side/front garden falling outside of the private rear garden. The property on the other side of the road, 5 Sumar Close has a 1.8 metre high wall on the back edge of the footpath enclosing its drive/garage area and rear garden.

Although the application property has a Mays Lane address, its principal elevation fronts Sumar Close and the property therefore forms part of the Sumar Close street scene. Sumar Close originally comprised a cul-de-sac of a small number of properties, however it was extended some years ago with further residential development.

Currently as you enter Sumar Close from Mays Lane there is a sense of openness until you reach the wall on the back edge of the footpath around 5 Sumar Close. However due to the open nature of the side/front garden of the application property the reduction in this visual gap is not apparent.

The proposed 2 metre high wall/fence adjacent to the footpath would extend approximately 11metres and the two returns would measure approximately 5 metres each. The wall/fence would be set back from the junction with Mays Lane by 24 metres.

It is understood that the proposal would result in the loss of part of the open side/front garden of the application property fronting Sumar Close. As the wall/fence enclosure would be opposite the wall around 5 Sumar Close this would create a slight pinch point within the street. However, beyond this point the street would widen out giving a sense of spaciousness beyond. Officers have carefully assessed the existing features and character of the street and do not consider the proposal would materially harm the character of the area or the streetscene to such an extent that the application should be refused.

Highway Safety

One comment raises concern that there is an issue of parked cars along the narrow entrance to the close making an accident very likely. Officers are of the view that as the proposal is set back from the junction with Mays Lane by some 24 metres the proposed wall/fence would not impact on highway safety.

Conclusion

Notwithstanding the comments raised by neighbouring residents, officers are of the opinion that the proposal will not materially harm the character of the area or streetscene and is acceptable in highway safety terms.

Recommendation

PERMISSION subject to the following conditions:-

1. The development shall begin the expiry of a period of three years from the date of the decision notice.

REASON: To allow a reasonable time period for work to start, to comply with Section 91 of the Town and Country Planning Act 1990, and to enable the Council to review the position if

a fresh application is made after that time.

2. The development shall be carried out in accordance with the following approved documents:

a) Block Plan

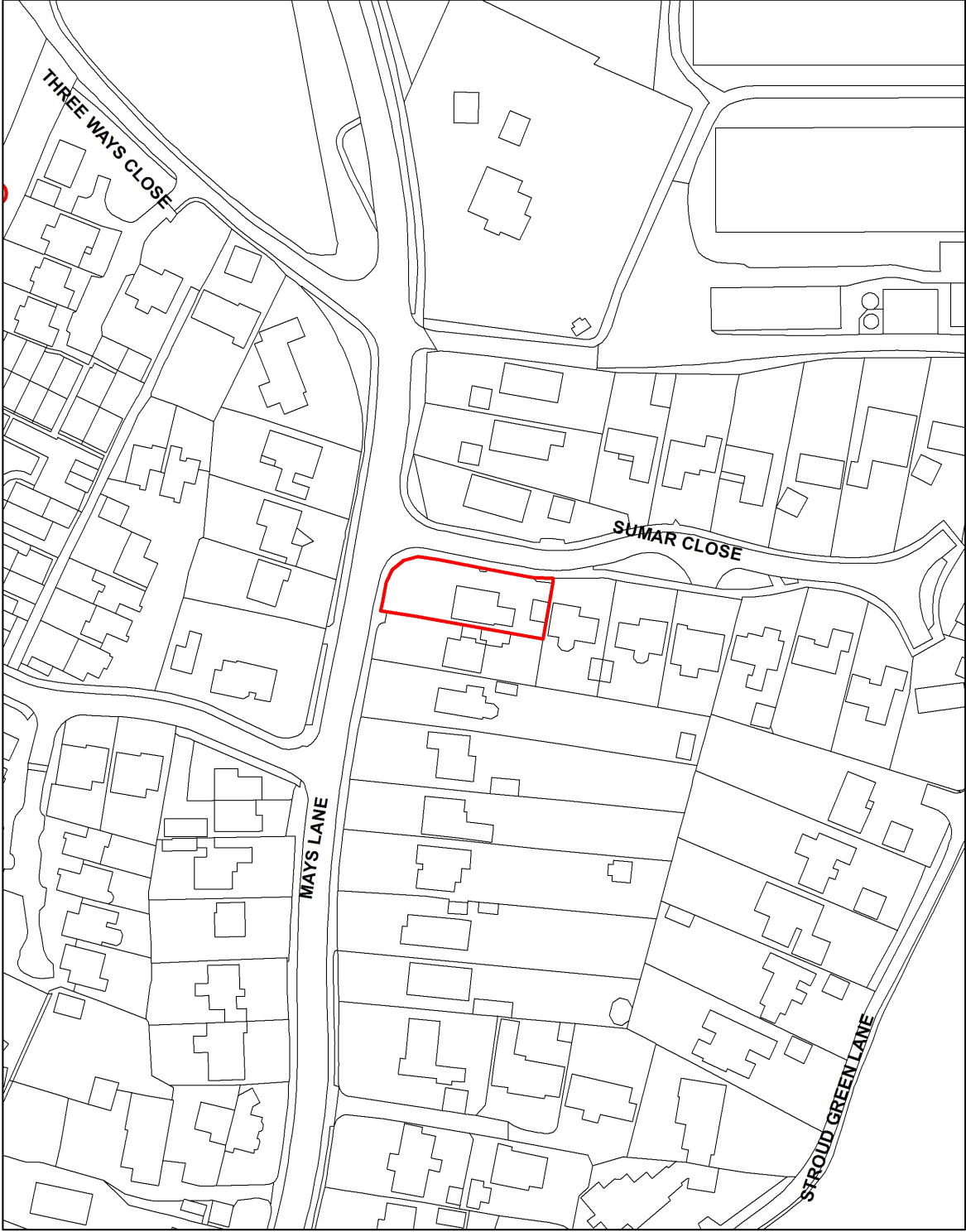
b) Proposed Site Layout Plan

c) Proposed Side Elevation

REASON: To avoid any doubt over what has been permitted.

FAREHAM

BOROUGH COUNCIL



114 Mays Lane
Scale 1:1250



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