

P/14/1124/FP

WARSASH

ROLAND KELL DISCRETIONARY
TRUST NO 1

AGENT: MR M WILKES

CONSTRUCTION OF NEW 1.9M HIGH FRONT BOUNDARY BRICK WALL
41 BROOK LANE WARSASH HANTS SO31 9FF

Report By

Arleta Miszewska - Direct Dial 01329 824666

Site Description

The application relates to 41 Brook Lane, which is a residential property located on the western side of Brook Lane, in Warsash, designated as countryside.

Description of Proposal

Planning permission is sought for the construction of a new 1.9 metre high front boundary brick wall with 2.1 metre high piers and a new pedestrian access gate.

The wall would be constructed approximately 1.2 metre away from the public footpath and would replace an existing hedge, posts and wire fence.

The existing timber gates and the 1.9 metre high brick walls leading to the gates will be retained.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Development Sites and Policies

DSP2 - Design

Relevant Planning History

The following planning history is relevant:

P/08/0684/FP

**ERECTION OF DETACHED DWELLING AND GARAGE
(ALTERNATIVE TO P/08/0010/FP)
PERMISSION 10/07/2008**

Representations

One letter of representation has been received raising the following concerns:

- a) current boundary treatment is restricted by a planning condition,
- b) a close boarded fence would be more appropriate.

Planning Considerations - Key Issues

The proposal has been assessed on site.

The surrounding area is characterised by variety of enclosures, including tall timber fences and brick walls. Part of the current boundary treatment at the application site is constructed

of bricks already. Therefore the proposal would be in keeping with its surroundings. Being set away from the public footpath by over 1 metre, it does not raise concerns over impact on the safety of highway users.

The existing boundary was approved under the original planning permission. The current application should be assessed on its own merits.

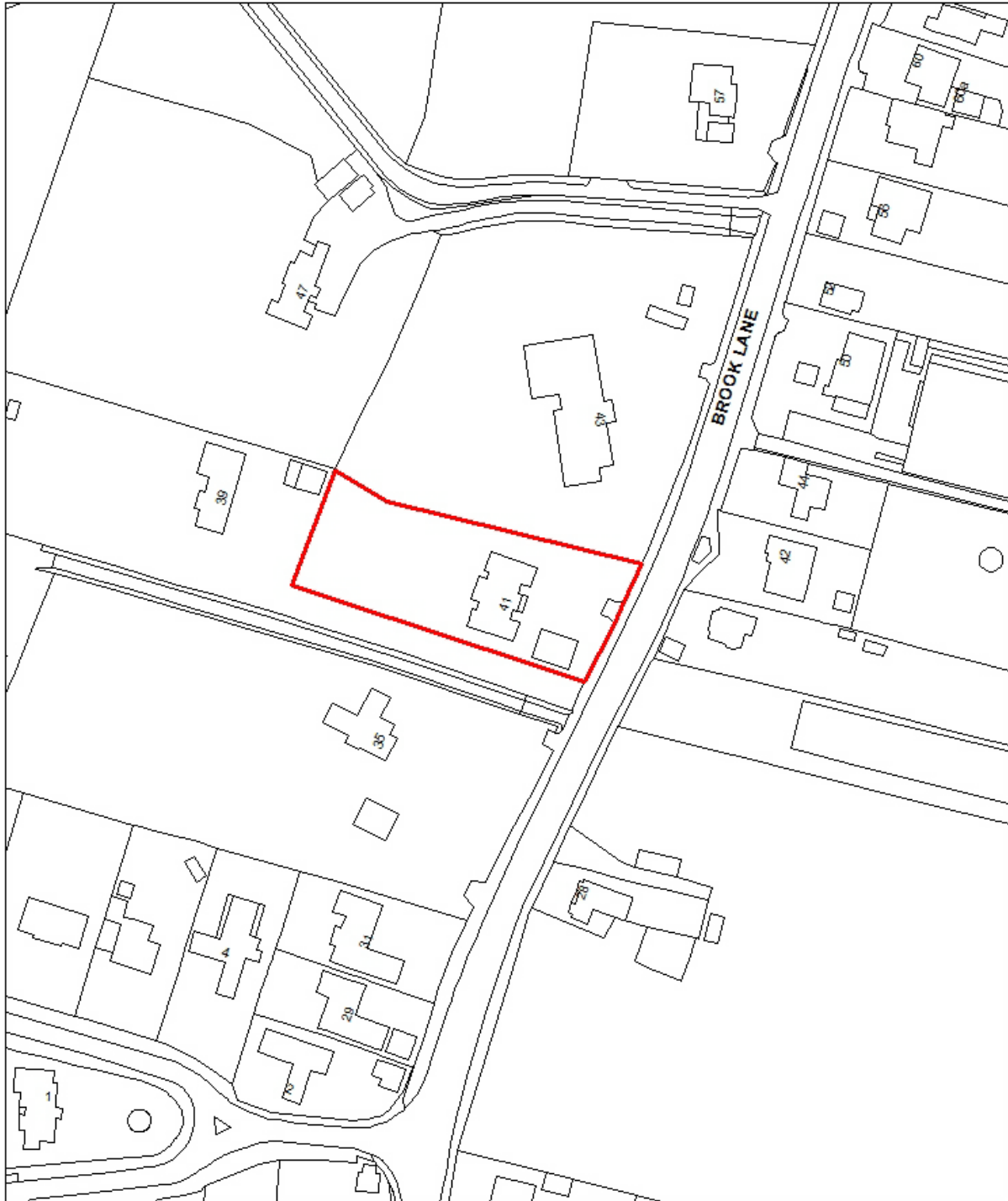
For these reasons the proposed fence is considered to accord with Policy CS17 of the adopted Core Strategy and planning permission is recommended.

Recommendation

PERMISSION

FAREHAM

BOROUGH COUNCIL



41 Brook Lane
Scale 1:1250

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