

P/13/0126/CC

PORTCHESTER EAST

MR ROGER MATTHEWS

AGENT: MR JOHN ABLITT

(A) SOUTH OF SUNNINGDALE ROAD REMOVAL OF THE EXISTING DILAPIDATED CONCRETE POST AND CHAIN LINK MESH FENCE ALONG PART OF THE EAST BOUNDARY TO THE SPORTS FIELD. REPLACE WITH POWDER COATED STEEL MESH FENCE 3.030M HIGH SUPPORTED ON STEEL BOX SECTION POSTS.

(B) IMMEDIATELY ADJACENT AND TO THE NORTH OF SUNNINGDALE ROAD REMOVAL OF THE EXISTING DILAPIDATED CONCRETE POST AND CHAIN LINK MESH FENCE ALONG PART OF THE EAST AND NORTHERN BOUNDARY TO THE SPORTS FIELD. REPLACE WITH POWDER COATED STEEL MESH FENCE 3.030M HIGH SUPPORTED ON STEEL BOX SECTION POSTS. REPLACEMENT OF EXISTING VEHICLE GATES.

PORTCHESTER COMMUNITY SCHOOL WHITE HART LANE FAREHAM HANTS PO16 9BD

Report By

Brendan Flynn - Ext 4665

Introduction

This application is a County Matter, ultimately to be determined by the County Council. The matter before the Committee is a consultation from the County Council seeking the views of the Borough Council upon the proposed development.

Site Description

Portchester Community School is situated on the north side of White Hart Lane, extending to about 0.5ha and is surrounded on all sides by residential development. Access is between residential properties on to White Hart Lane.

Description of Proposal

The proposed development consists of the replacement of existing fencing along the east boundary of the existing playing fields with a return to the west, along the northern boundary, of 20 - 22m. The existing fencing is in a poor condition with some leaning concrete posts and requires replacement. The existing fencing is around 1.8m in height but for security purposes the proposed fence would be 3.03m high on powder coated steel box section posts.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

One representation has been received raising the following issues:

- Obstruction of views

- Overly high and dominant
- Impact on character of area

Planning Considerations - Key Issues

The County Council have indicated that notwithstanding that the existing fence is in a poor condition it is also required to prevent balls from the games pitches accidentally leaving the school site.

The fence runs along the length of the playing fields area on the eastern side of the school site and is adjacent to a public footpath along the whole of this length. The public footpath is approximately 1.2m wide and separates the school site from the adjacent residential gardens.

The properties bounding the footpath generally have 1.8 - 2m high boundary treatments to provide privacy to their gardens and there are around fifteen properties adjacent to the line of the fence.

Although the height of the fence would be increased to 3.03m there are sound reasons for doing so.

The character of the footpath is already established by the existing fencing and the playing fields beyond. The new fencing will still be mesh form so that light and open views through to the playing fields will be maintained. Views from adjacent dwellings will be:

- At an angle from front and rear windows of properties set parallel to the footpath
- At a distance from rear windows, or
- Over the top of existing garden boundary screening

Officers consider that, although there will be some change to the outlook from adjacent properties this would be mitigated by the separation of the footpath in most cases and would involve only the top portion of the proposed fence which itself would be open mesh. The fence itself will be an improvement over the quality and condition of the existing and therefore, to some extent, an improvement to the visual character of the area.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Development Plan as set out in this report. The proposal is not considered likely to result in any significant impact on the amenity of adjoining occupiers or the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of an application and therefore Officers recommend that NO OBJECTION be raised.

Recommendation

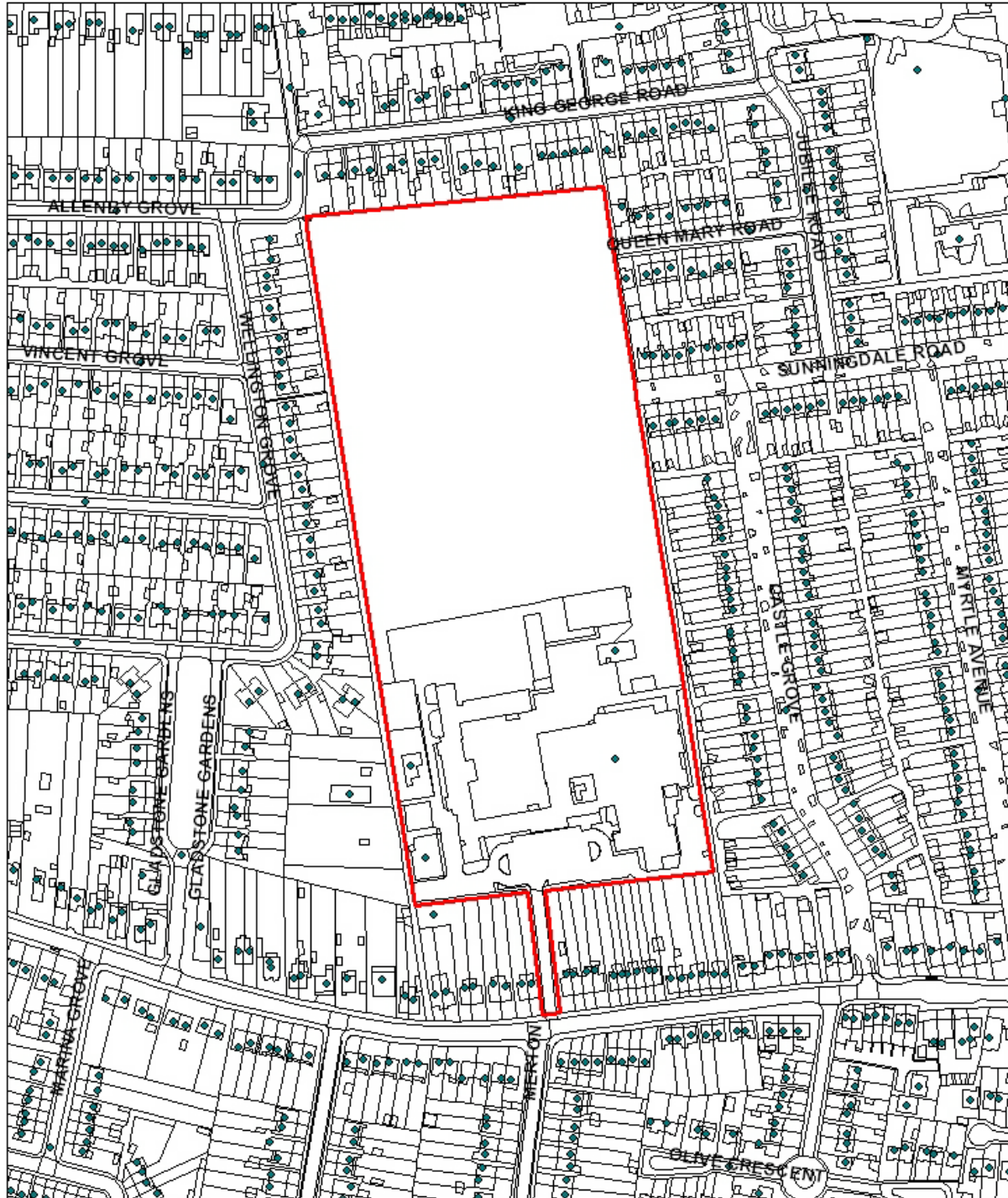
NO OBJECTION

Background Papers

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FAREHAM

BOROUGH COUNCIL



Portchester Community School
SCALE 1:2500

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