

P/13/0281/FP

STUBBINGTON

MR PAUL DREW

AGENT: MR PAUL DREW

ADDITION OF 600MM HIGH CLOSE BOARDED FENCE ON TOP OF EXISTING BOUNDARY WALL, FOLLOWING REMOVAL OF EXISTING 5M HIGH EVERGREEN (LEYLANDII) HEDGE

3 RECTORY CLOSE FAREHAM HAMPSHIRE PO14 2NA

Report By

Richard Wright - Ext 2356

Site Description

The application site comprises the curtilage of this detached two storey dwellinghouse.

The rear garden at the property is bounded on its southern and western sides by the footpath of Vicarage Lane, a retaining wall being sited along the boundary. The wall varies in height above ground level and is understood to be between 1.25 - 1.55 metres high from the garden side and 1.75 - 1.9 metres high from the pavement. Until recently a leylandii hedge was located on the inside of the wall up to a height of 5 metres. The hedge has been removed and a section of fencing attached to the top of the wall, subject of this application.

Description of Proposal

Retrospective permission is sought for the addition of sections of close boarded fencing affixed to the top of the brick wall. The fencing itself is 600mm in height which when attached to the top of the wall stands at a height of no more than 2.15 metres from the garden side and 2.5 metres high from the pavement. The fencing has been added to the entire length of the wall which runs around the southern and western boundary of the property adjacent to the footpath of Vicarage Lane.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Representations

One letter has been received objecting to the application on the following grounds:

- Fence is ugly and spoils the character of the neighbourhood
- It should be one continuous construction (either in brick or timber)

Three letters have been received in support of the application with the following comments:

- An improvement/looks better, tidier than before

Planning Considerations - Key Issues

The principal point for consideration in determining this application is how the fencing affects the character and appearance of the streetscene.

The wall was previously reinforced on its inside by a 5 metre high leylandii hedge. Following the removal of the hedge the fencing subject of this application was affixed to the

top of the wall. Officers acknowledge that the combined scale and bulk of the wall and fencing, exacerbated by its length along the property boundary, makes for an imposing structure adjacent to the highway footpath. However, consideration also must be given to the fact that the fencing has replaced a hedgerow of similar visual impact. On balance, it is considered that by itself the fencing does not detract from the visual appearance or character of the streetscene. Subject therefore to the fencing being stained a dark brown colour to soften the harsh contrast in the untreated timber materials with the brick wall, it is recommended permission be granted for its retention.

Reasons For Granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out above. The fencing does not detract from the visual appearance or character of the streetscene. Other material considerations are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

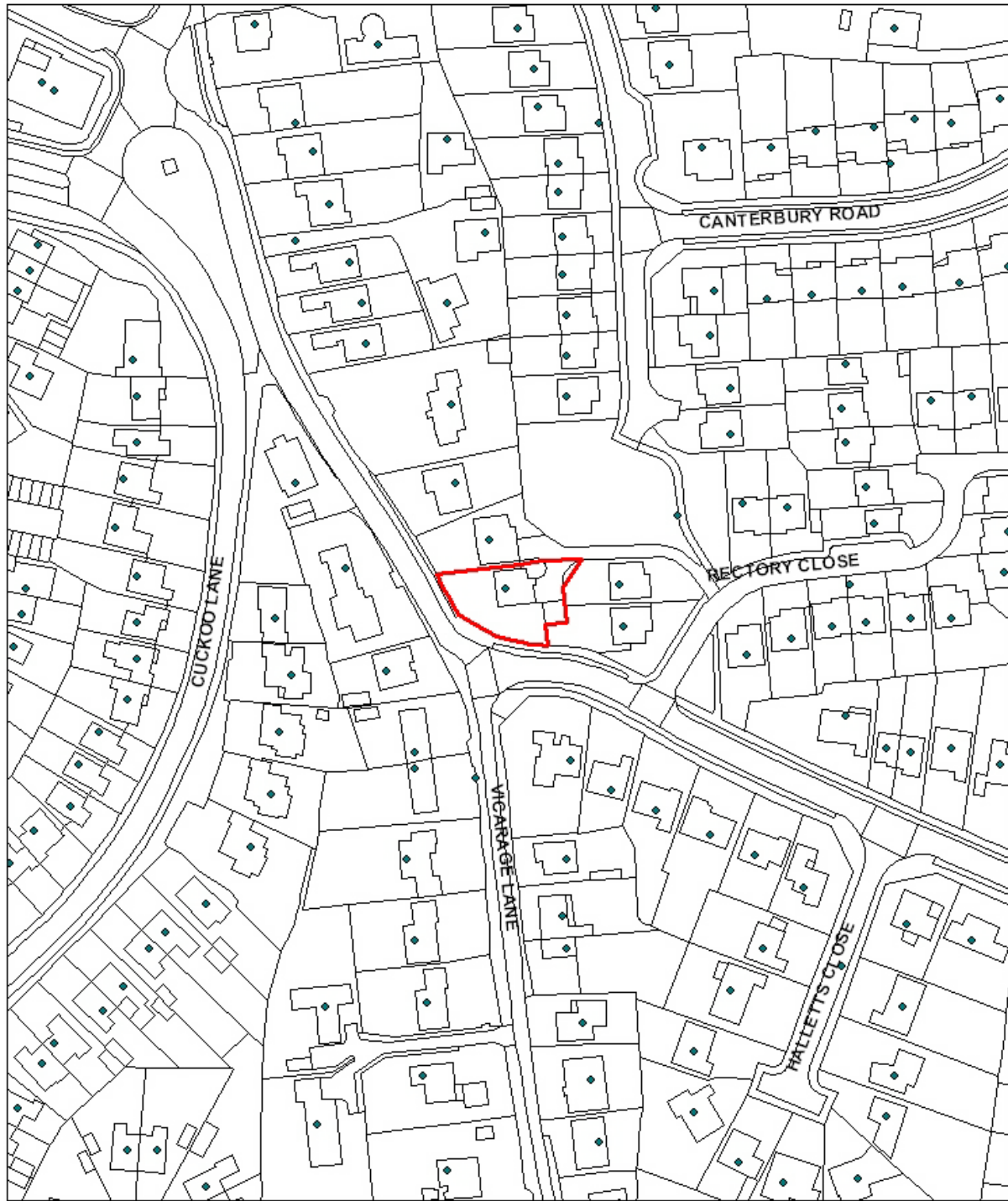
PERMISSION: fencing stained dark brown within two weeks

Background Papers

P/13/0281/FP

FAREHAM

BOROUGH COUNCIL



3 RECTORY CLOSE
SCALE 1:1250

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