

OFFICER REPORT FOR COMMITTEE

DATE: 15/07/2020

P/20/0373/FP
MRS KAYLEIGH LUCKINS

FAREHAM SOUTH

REMOVAL OF REAR BOUNDARY PLANTING (PARTIAL RELIEF FROM
CONDITION 2 OF P/15/0690/RM)

19-21 JUNO CLOSE, FAREHAM

Report By

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1.0 Introduction

1.1 This application is reported to the Planning Committee due to the number of third-party letters received, which consist of one letter of objection and a petition with 23 signatures.

2.0 Site Description

2.1 This combined application for the partial relief of a condition has been submitted by three separate households consisting of one detached dwelling (no.21 Juno Close) and two semi-detached dwellings (No.19 and 20 Juno Close). The three properties are in a row next to each other and share side boundaries.

2.2 The three sites are on the western side of Juno Close which is to the south of Normandy Road. The three dwellings have only recently been constructed as they form part of the housing development built on part of the former Fareham College educational campus.

2.3 The properties are within the designated urban area.

3.0 Description of Proposal

3.1 The three properties form part of a new housing development which was granted planning permission in 2015 for a total of 120 dwellings. When permission was granted for the development Members of the Planning Committee resolved to grant permission subject to an additional planning conditions which states as follows: -

The hedgerow on the western boundary of the site with Berywn Walk and Bulbarrow Walk (side of Plot 111 and rear of plots 112 – 118) shall be retained at a height not less than 2 metres at all times.

REASON: In the interests of the visual appearance of the area.

3.2 This application has been submitted to vary part of that condition, so that a section of the hedgerow to the rear of plots 116,117 and 118 can be completely removed.

4.0 Policies

4.1 The following policy applies to this application:

Adopted Fareham Borough Core Strategy

CS17: High Quality Design

5.0 Relevant Planning History

5.1 The following planning history is relevant:

P/15/0690/RM Reserved matters in relation to outline application (P/13/1055/FP): layout, scale, external appearance of buildings & landscaping relating to 120 dwellings, with associated roads, parking areas, footpaths and open space.

APPROVED 23/11/15

6.0 Representations

6.1 A petition with 23 signatures on and one letter of representations has been received which raise an objection on the following grounds:

- Contrary to previous agreed decision
- The removal of the hedge would have the potential to comprise the root structure of the protected tree – Norway Maple TPO T24
- A precedent would be set an ‘established norm’ therefore inviting more application and thereby a real potential for the destruction of the whole hedge.
- The green corridor would be lost which would have many negative detrimental environmental impacts on the biodiversity and residents.

7.0 Consultations

None

8.0 Planning Considerations

8.1 The following matters represent the key material planning considerations which would need to be assessed to determine the suitability of the development proposal. The key issues comprise:

- a) Street scene
- b) Impact on neighbouring properties
- c) Other matters

a) Street scene

- 8.1 A fence approximately 1.8 metres in height has been erected along the side boundary of 1 Bulbarrow Walk, which runs along the rear of 19 – 21 Juno Close. Since the development has been completed a similar height fence has also been erected on the other side of the hedgerow along the rear boundaries of the properties in Juno Close to secure their rear gardens. The section of hedge subject to this application has been sandwiched between two fences, except for a small section approximately 3 metres long, adjacent to the parking court, to the rear of the properties within Bulbarrow Walk and Berwyn Walk.
- 8.2 The section of the hedge subject to this application is 25 metres in length and is set over 35 metres from Bishopfield Road. The planning condition states that the reason for the retention of the hedgerow is in the interest of the visual appearance of the area. The hedge is predominantly visible from the rear garage court between Bulbarrow Walk and Berwyn Walk as well as the adjoining private properties, the occupants of a number of which are hereby seeking its removal.
- 8.3 Officers consider the section of hedgerow which the applicants seek permission to remove makes only a very limited contribution to the visual amenity of the area. Its removal would not have a detrimental impact on the visual amenities of the street scene. Furthermore, Officers are mindful that under the terms of the condition the hedgerow could be reduced to a height of 2 metres which would leave it standing only marginally higher than the boundary fences which enclose it at present and of no added value to the character or appearance of the area.

b) Impact on neighbouring properties

- 8.3 The closest neighbour to the hedge at 1 Bulburrow Walk is positioned so that it is sideways on and the hedge runs along the side of their front/rear garden and side elevation of the house. The properties within Juno Close which back on to the hedge achieve the recommended distances sought from a first-floor window to the retain an acceptable level of privacy for 1 Bulburrow Walk. In light of this the removal of the hedge would not create an unacceptable level of overlooking.

c) Other matters

8.4 The concern has been raised that the removal of the hedge has the potential to comprise the root structure of a protected tree. At the southern part of the hedge to be removed there is a protected Norway Maple. Officers have been advised by the Principal Tree Officer that if the shrubs / hedge is within the rooting environment of any tree they will have to be either cut to ground level and left in situ or the stumps carefully dug out locally by hand. Taken this advice into account Officers are satisfied that if the hedge is removed in the correct manner then there shouldn't be any adverse effect on the protected tree. The applicants have been made aware of this advice and an informative is proposed to be placed on the decision notice as a reminder of their duty of care.

8.5 The letter of objection received was concerned that this application is contrary to the previous agreed decision. The point was raised that this application could set a precedent for the rest of the hedgerow to be removed. Having considered this application to remove this part of the hedgerow, Officers recommend consent be granted for its partial removal. However, should a further application be submitted in the future for removal of another part or the remainder of the hedgerow a further assessment would be required and that application would need to be considered on its own individual merits at the time.

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

1. The development shall begin before the expiration 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 hedgerow on the western boundary of the site with Berywn Walk and Bulbarrow Walk (side of Plot 111 and rear of plots 112 – 115) shall be retained at a height not less than 2 metres at all times.

REASON: In the interests of the visual appearance of the area.

Informative

The section of hedge within the rooting environment of the protected Norway Maple shall either be cut to ground level and left in situ or the stumps need to be carefully dug out locally by hand.

10.0 Notes for Information

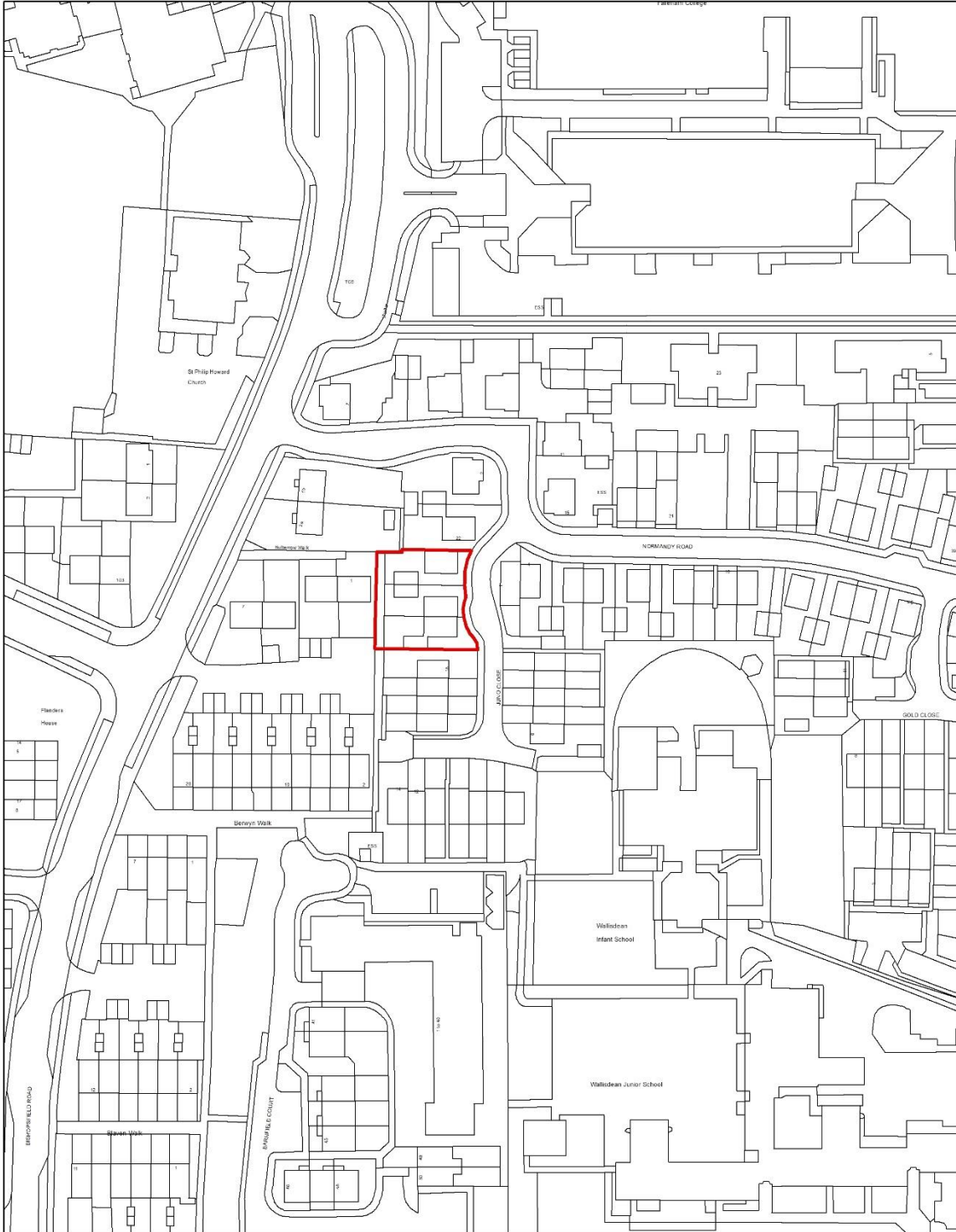
None

11.0 Background Papers

P/15/0690/RM

FAREHAM

BOROUGH COUNCIL



19 - 21 Juno Close
Scale: 1:1,250



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