

**P/13/0396/FP**

**PORTCHESTER WEST**

EXBURY PROPERTIES LIMITED

AGENT: DEREK G MARLOW

ERECTION OF REVISED WEST BOUNDARY GARDEN FENCE

10 DOWN END ROAD FAREHAM PO16 8RG

***Report By***

Emma Marks Ext 2677

***Site Description***

This application relates to a semi-detached dwelling situated on the eastern side of Down End Road which is to the south of The Thicket. The application property and its adjoining neighbour are situated 'side on' to the road, unlike other nearby properties, with main aspect windows facing north, south and west. The property's rear garden lies to the north of the dwelling and wraps around the rear garden of the adjoining semi.

The site lies within the urban area.

***Description of Proposal***

Planning permission is sought for the retention of a 1.8 metre high, dark stained fence, erected 2 metres back from the highway. A privet hedge has been planted in front of the fence.

The fence has been erected in order to provide privacy to the garden area.

***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:

<b><u>P/12/0895/FP</u></b>	<b>ERECTION OF DETACHED DWELLING</b>
	REFUSE                      24/12/2012
<b><u>P/12/0805/FP</u></b>	<b>RETENTION OF NEW ENTRANCE TO EXISTING PROPERTY</b>
	APPROVE                    23/11/2012
<b><u>P/12/0547/FP</u></b>	<b>RETROSPECTIVE APPLICATION FOR RETENTION OF FENCING AND NEW VEHICULAR ACCESS</b>
	REFUSE                      21/08/2012

***Representations***

One letter of representation has been received objecting on the following grounds:-

i) The fence should be lowered and the hedge reinstated.

***Consultations***

Director of Planning & Environment(Highways):- No objection

***Planning Considerations - Key Issues***

A previous application was submitted in June 2012 for retention of 1.8 metre high fence erected on the highway boundary. The application was refused on the following grounds:-

The boundary fence is contrary to Policy CS17 of the Adopted Fareham Borough Core Strategy and is unacceptable in that by virtue of its height, materials and prominent siting alongside the highway, the fence results in a visually obtrusive, incongruous and unsympathetic feature detrimental to the visual amenities of the streetscene.

A planning enforcement notice was subsequently served requiring the removal of the offending fence. The fence was removed and shortly after a new fence 1.8 metres high was erected set back from the edge of the highway by 2 metres. This application seeks retrospective permission for the recently erected fence. Furthermore, since the application has been submitted, the fence has been stained dark brown and a privet hedgerow has been planted which softens its visual appearance.

Notwithstanding the objection received officers are of the opinion that this revised scheme overcomes the previous reason for refusal and complies with the Fareham Borough Cores Strategy.

***Reasons For Granting Permission***

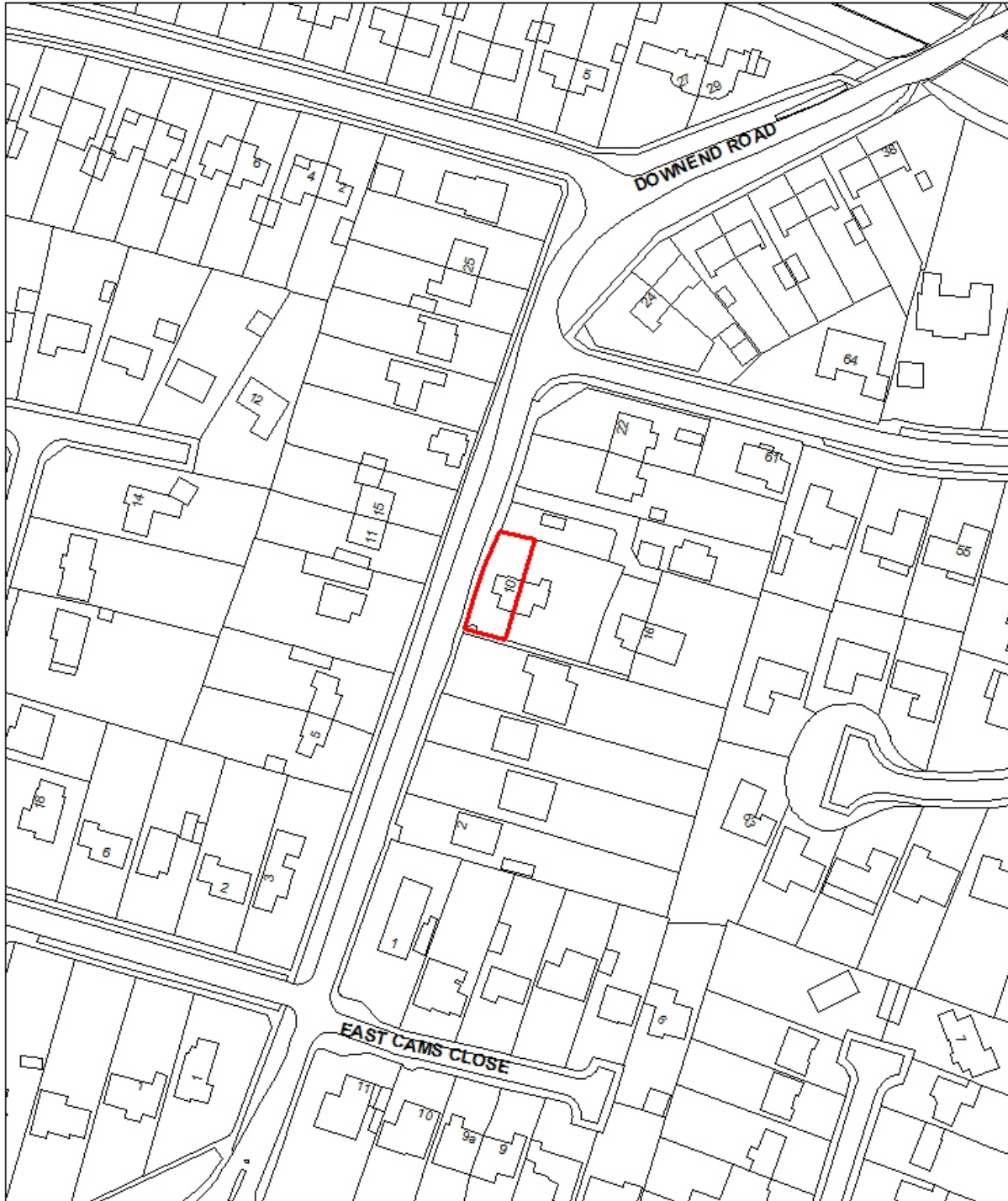
The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have 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 - hedgerow to be retained

# FAREHAM

## BOROUGH COUNCIL



10 Down End Road  
Scale 1:1250

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