

OFFICER REPORT FOR COMMITTEE

DATE: 03/03/2021

**P/20/1510/FP
MR KEVEN HUELIN**

WARSASH

**RETENTION OF BOUNDARY FENCE ADJACENT TO FOOTPATH WITH
MAXIMUM HEIGHT OF 2.35 METRES.**

105 WARSASH ROAD, WARSASH, SO31 9HU

Report By

Jenna Flanagan – direct dial 4815

1.0 *Introduction*

- 1.1 This application is reported to the Planning Committee in accordance with the Council's Scheme of Delegation due to the number of third-party letters received exceeding the five letter threshold and their content being contrary to the Officer recommendation.
- 1.2 The Local Planning Authority has received a total of 8 representations regarding this planning application. Six letters are objections which oppose the recommendation of the Planning Officer.

2.0 *Site Description*

- 2.1 The site consists of a semi-detached two-storey house, located on the north side of Warsash Road with a generous rear garden. The eastern site boundary adjoins the footpath running north to south between Saxon Close and Warsash Road.
- 2.2 The land level of 105 Warsash Road is higher than that of the footpath. Between the erected fence and the footpath is a strip of landscaping; the footpath and landscaping are owned and maintained by Fareham Borough Council.
- 2.3 On the opposite side of the footpath, lies the rear boundaries of the rear gardens of properties on Saxon Close and a strip of landscaping between the boundary treatments and the footpath. The footpath continues north where it proceeds through an open green space. The surrounding properties benefit from a variety of boundary treatments, including hedgerows, brick walls and fencing, some topped with trellis.
- 2.4 There is a footpath on the opposite side of Warsash Road which also benefits from a variety of boundary treatments and landscaping.

3.0 Description of Proposal

- 3.1.1 The planning application seeks permission to retain a 2.35 metre high fence along the eastern boundary of the application property adjacent to the footpath. The stretch of fence is 34 metres long.
- 3.1.2 The fencing has been erected to replace a brick wall topped with trellis which was in a poor state of repair and becoming a danger, the cost to rebuild the wall was prohibitive for the applicant. The applicant erected the fence after misunderstanding that no planning permission was required as he was replacing a boundary treatment. The applicant directed contractors to erect a 2.35 metre high fence as it offered privacy and security and it was also a similar height to the brick wall which has been replaced when it had a trellis on top.

4.0 Policies

- 4.1 The following policies apply to this application:

Adopted Fareham Borough Core Strategy

CS17 – High Quality Design

Adopted Development Sites and Policies

DSP3 – Impact on Living Conditions

Other Documents:

Fareham Borough Design Guidance: Supplementary Planning Document (excluding Welborne) December 2015

5.0 Relevant Planning History

- 5.1 The following planning history is relevant:

P/20/0094/FP	Detached outbuilding to be used as home office and extra bedroom.
Approve	28/02/2020
P/03/1794/MA/A	Erection of Single Storey Rear Extension: Minor Amendment: Realignment of Extension, Alterations to Fenestration.
Approve	19/03/2004

P/03/1794/FP Permission	Erection of Single Storey Rear Extension 12/01/2004
P/03/0992/FP Refused	Erection of a Two Storey Rear and Single Storey Side Extension. 05/08/2003
P/98/0181/FP Permission	Erection of Conservatory 09/04/1998

6.0 Representations

6.1 During the 21 day consultation period, seven representations were received in relation to this application and a further representation was received after the 21 day period. Two comments of support and six representations in objection were received on the following grounds:

Objections

- Out of Character with the surrounding area;
- A low fence topped with trellis would be more in keeping,
- Eyesore from neighbouring garden as it towers over the neighbouring garden wall,
- Unsightly,
- Intimidating,
- Shrubs need to be replaced in the landscaped area,
- Sets a precedent,
- Downgrades the appearance of the area,
- Impact on the adjacent footpath;
- Feels closed in/oppressive,
- Intimidating,
- Should be measured from the footpath,
- Makes footpath darker,

Support

- Privacy;
- Provides privacy for owner and footpath users,
- Increases privacy for neighbouring properties,
- Footpath width between fencing and neighbouring properties,

7.0 Consultations

None

8.0 Planning Considerations

Impact upon the character and appearance of the area

- 8.1 This boundary treatment would benefit from being permitted development if it measured no more than 2 metres in height. The fence only exceeds 2 metres by 0.35 metres. With that in mind, Officers acknowledge that a very similar fence could have been erected without the need for planning permission from the Council.
- 8.2 Most of the planting along the footpath is well established and acts to screen and soften the appearance of the boundary treatments from the footpath. The strip of landscaping immediately alongside the rear garden of 105 Warsash Road includes lower plants and is sparse in places. The application property recently carried out a landscaping project to their rear garden and were issued a licence by Fareham Borough Council to transport materials along the footpath to the property to assist access. As a result it appears some of the planting has been cut back or reduced. The area has been reviewed by an Officer from the Council's Streetscene team who is satisfied the plants forming the strip of landscaping adjacent to the boundary treatment of 105 Warsash Road will in time grow back and offer additional screening of the boundary fence when seen from the footpath.
- 8.3 The fence is not considered to have a detrimental impact on the visual appearance of the footpath and the existing landscaping helps to soften and screen the appearance of the fence. The fact that the fence is separated from the footpath by the landscaped strip means it does not appear overly imposing for users of the footpath. The fence doesn't unduly restrict light to the footpath and it is noted there are streetlights positioned along the footpath also.
- 8.4 For these reasons, the development is not considered to harm the character and appearance of the area and is compliant with Policy CS17 of the Local Plan Part 1: Core Strategy

9.0 Recommendation

9.1 GRANT PLANNING PERMISSION, subject to the following Conditions:

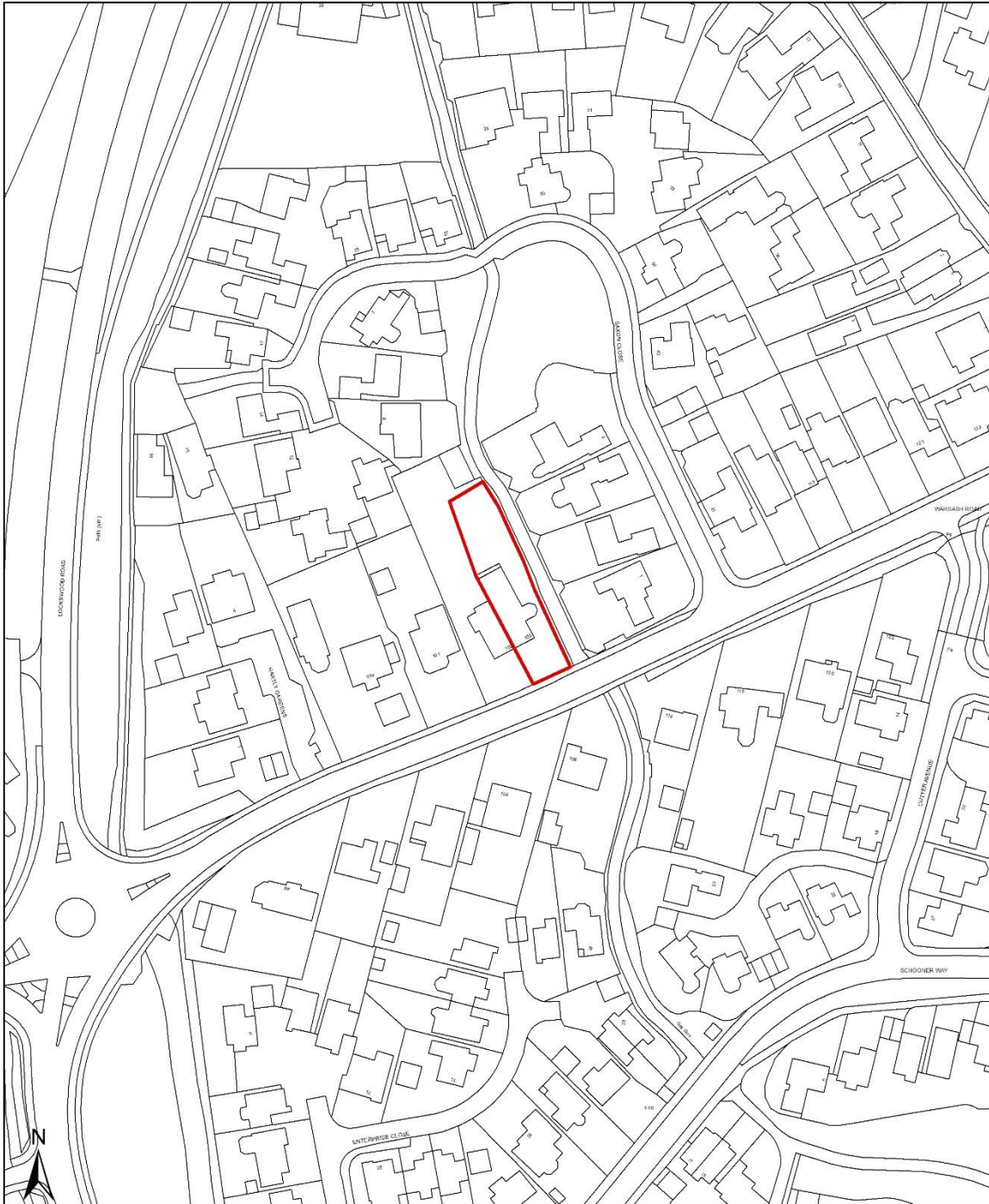
1. The development shall be carried out in accordance with the following approved documents:
 - a. Elevations
 - c. Site Plan
 - d. Location Plan

11.0 Background Papers

P/20/1510/FP

FAREHAM

BOROUGH COUNCIL



105 Warsash Road
Scale 1:1,250

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