

**P/08/0611/MA/A**

**PARK GATE**

MILLER HOMES LTD SOUTHERN  
REGION

AGENT: MILLER HOMES LTD  
SOUTHERN REGION

AMENDMENTS TO ORIGINAL APPROVED BOUNDARY TREATMENT - NON-MATERIAL  
MINOR AMENDMENT:-CHANGE OF BOUNDARY TREATMENT TO SOUTHERN SIDE  
BOUNDARY OF PLOT 103 FROM 1.8M HIGH SCREEN BRICK WALL COMPRISING  
1.0M HIGH WALL WITH PIERS AND 0.8 HIGH TIMBER CLOSEBOARD FENCING INFILL  
TO 1.8M HIGH TIMBER CLOSEBOARD FENCING

12 MOUNTBATTEN DRIVE - ( PLOT 103 - LOT 1 COLDEAST HOSPITAL) SARISBURY  
GREEN HAMPSHIRE SO31 7AT

***Report By***

Kim Hayler - Ext 2367

***Site Description***

The application relates to the boundary treatment of 12 Mountbatten Drive, a detached property located within the Coldeast residential development. The dwelling is situated adjacent to a private drive serving three properties.

***Description of Proposal***

The planning permission for this property, permitted a 1.8 metre high screen, comprising a 1.0 metre high wall with piers and 0.8 metre high infill timber panels adjacent to the private driveway. A 1.8 metre high close boarded fence has been erected alongside the driveway.

This application has been submitted by the developer seeking retrospective consent for the fencing.

***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/03/1867/RM</u></b>	<b>Erection of 234 Dwellings &amp; Bat House; Reserved Matters Relating to Siting, Design and External Appearance of Buildings and Landscaping Pursuant to Conditions of Outline Permission</b>
	<b>P/97/0053/OA</b>
	APPROVE 16/02/2004
<b><u>P/05/0858/VC</u></b>	<b>Variation of Condition 1 of P/97/0053/OA (To Extend Time Limit for Commencement of Development)</b>
	PERMISSION 14/02/2006
<b><u>P/08/0611/FP</u></b>	<b>AMENDMENTS TO ORIGINAL APPROVED BOUNDARY TREATMENTS</b>
	PERMISSION 08/07/2008

## ***Representations***

Two letters of objection have been received from the occupier of 12 Mountbatten Drive raising the following issues:

The approval in 2008 was for an amendment to an earlier approved solid brick wall;

The previous approval is still valid;

The developer assured us we would have a walled boundary;

As construction neared completion in 2010 a wooden fence was erected;

There is no reason why the property should not be compliant with the previous approval;

The actions of the developer are inexcusable;

As the owner of the property, I do not agree to the fence.

## ***Planning Considerations - Key Issues***

When the reserved matters application was considered in 2004 the rear garden of 12 Mountbatten Drive, adjacent the private driveway, was shown to comprise a 1.8 metre high brick wall.

In 2008, an application (P/08/0611/FP refers) was submitted seeking permission for changes to the approved boundary treatment for a number of plots within the estate. In the case of 12 Mountbatten Drive the boundary treatment alongside the private driveway was changed to a 1.8 metre high screen comprising a 1.0 metre high wall with 0.8 metre high timber fencing infill panels. Notwithstanding this the developer has erected a 1.8 metre high timber fence.

The existing timber fencing screens the rear garden boundary of the property from the adjacent private drive and open space area to the north east. The private drive serves only three properties, including 12 Mountbatten Drive, so its level of use is fairly low key. There are also other similar locations around the estate where 1.8 metre high fencing has been erected in order to screen gardens from public areas.

Whilst planning permission was granted for a wall/fence combination this does not mean alternative forms of boundary treatment are necessarily unacceptable. In visual terms Officers do not consider the fencing harmful to the appearance of the area. Furthermore, the existing timber fence also provides the occupiers of the property with a suitable level of privacy.

Whilst Officers understand that the occupier had expectations of a different form of boundary treatment, this is ultimately a matter the occupier needs to resolve directly with the developer.

Officers consider the close boarded fence an acceptable form of boundary treatment in this location and recommend its retention be approved.

## ***Recommendation***

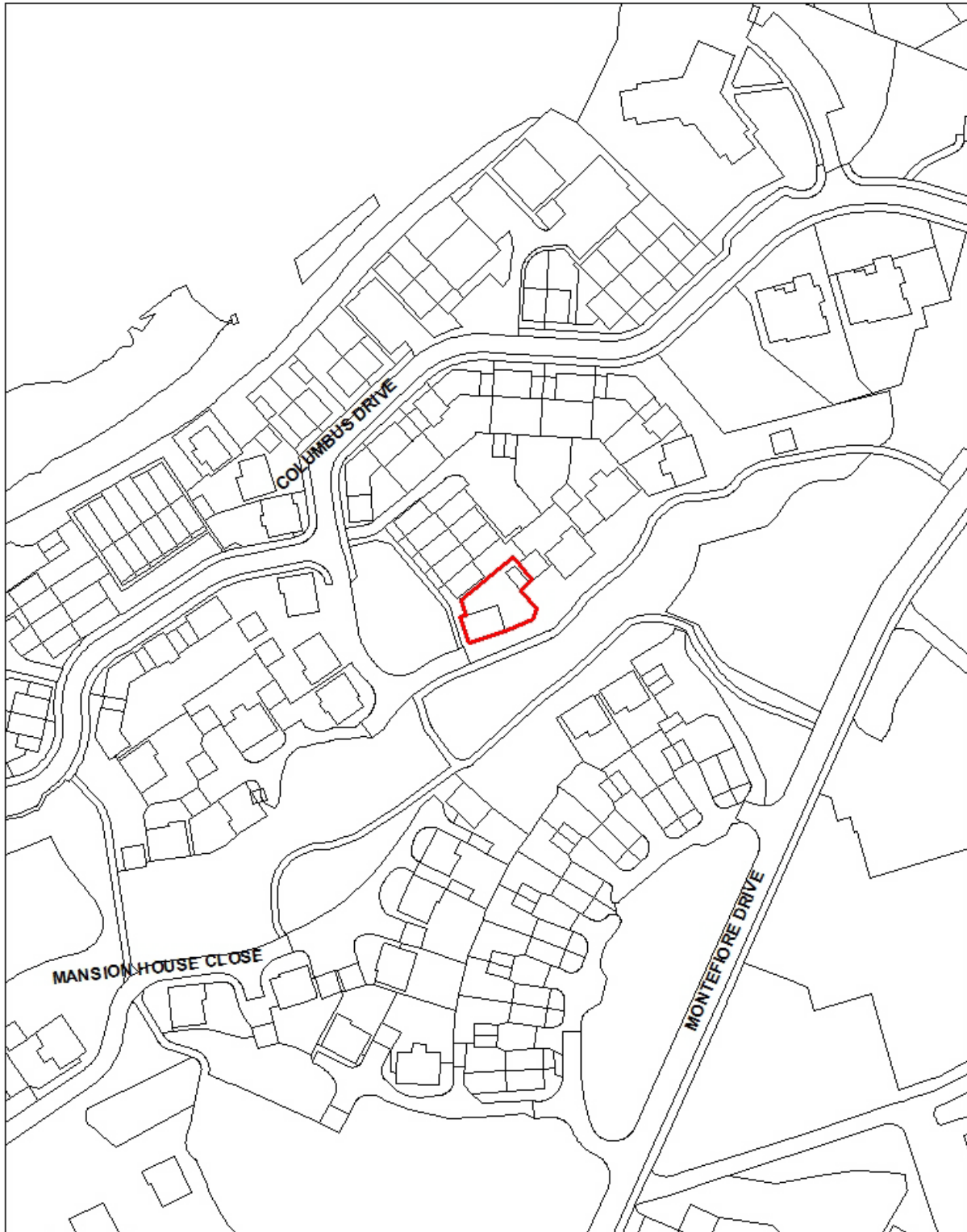
APPROVE

## ***Background Papers***

See above

# FAREHAM

BOROUGH COUNCIL



12 Mountbatten Drive  
Scale 1:1,1250



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