

**P/14/0315/FP**

MR STEVE WHITEWOOD

**PARK GATE**

AGENT: REYNOLDS  
ASSOCIATES

FRONT BOUNDARY WALL OF 1.46 METRES IN HEIGHT WITH SCALLOPED UPPER EDGE.

266 BROOK LANE SARISBURY GREEN SOUTHAMPTON HAMPSHIRE SO31 7DR

***Report By***

R Hebden x4424

***Introduction***

The application has been included on the agenda at the request of Councillor Bayford.

***Site Description***

No. 266 Brook Lane is located on the edge of Sarisbury Green opposite the Sarisbury/Locks Heath local gap. The south side of the section of Brook Road, where the site is located, is within the settlement policy boundary and is characterised by regularly spaced properties. The majority of the properties within this section of Brook Road are set back from the front of the plot with front gardens of an open character.

No. 266 Brook Lane is positioned on a corner plot between Brook Lane and Highnam Gardens. The land to the rear of the property provides a private amenity area with a wall along the south west boundary to provide privacy. The wall does not extend beyond the front elevation of the dwelling.

***Description of Proposal***

The application is for a front boundary wall. The proposed wall would have brick piers of between 2.3 and 2.4m in height with a scalloped upper edge of between 1.8 and 2.2m in height. The wall would contain a line of engineering bricks along the base and projecting headers depicting a pattern in the center of each scalloped section.

***Policies***

The following policies apply to this application:

**Approved Fareham Borough Core Strategy**

CS17 - High Quality Design

**Development Sites and Policies**

DSP2 - Design

**Fareham Borough Local Plan Review**

DG4 - Site Characteristics

***Representations***

None received

***Consultations***

Director of Planning and Development (Highways): No objection

Director of Planning and Development (Arborist): No objection

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

The key considerations are as follows:

- Principle of development
- Effect on the character of the area
- Effect on neighbouring properties
- Parking and access

#### Principle of development

The site is an established residential property located within the settlement policy boundary, therefore the proposed boundary is acceptable in principle subject to material considerations such as the impact on the character of the area.

#### Impact on character of the area

The section of Brook Lane containing the site address comprises residential development with open front gardens on the south east side of the road with open, undeveloped land on the opposite side. Consequently the area has a semi-rural character. The semi-rural character of the area is re-enforced by the front boundaries in the area, of which the majority are a maximum of 1 metre in height. The low front boundaries allow uninterrupted views of the front gardens. There are a number of hedges which are greater than 1 metre in height, however they have a much 'softer' character than walls or fences of a similar height and add to the verdant character of the area.

Policy CS17 requires all development to be of a high quality of design which responds to and is respectful of the key characteristics of the area including scale, form, spaciousness and materials. The proposed wall would be up to 2.4 meters in height and of brick construction. The wall would also be significantly higher than the front boundaries of the neighbouring properties and would restrict views in or out of the site. The low boundaries in the area create an open character which facilitates natural surveillance and creates a pleasant and safe environment for people to walk in. The wall would restrict views in or out of the site and would be at odds with the open, semi-rural character of the area. It is therefore considered to be inappropriate for the character of the area and not in accordance with the requirements of Policy CS17.

#### Impact on neighbouring properties

The proposed wall would be sufficiently separated from the neighbouring properties so as to prevent any impact on their amenities.

#### Highways

The proposed wall would not restrict the parking or movement of vehicles in or out of the site and the development engineer has not raised any objection to the proposed development.

#### Conclusion

The proposed wall is not considered to be of an appropriate design and as such the application is recommended for refusal.

### ***Recommendation***

Refuse planning permission for the impact on the character of the area

***REFUSE***

Adverse impact on the character of the area contrary to Policy CS17 of the Core Strategy and saved Policy DG4 of the Local Plan Review.

# FAREHAM

## BOROUGH COUNCIL



266 BROOK LANE  
SCALE: 1:1,250

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