

P/14/0847/FP

MR PAUL LEWSLEY

FAREHAM WEST

AGENT: AYLES & ASSOCIATES
LTD

ERECTION OF NEW WALL ADJACENT TO HIGHWAY

3 HEATH LAWNS CATISFIELD FAREHAM PO15 5QB

Report By

Rachael Hebden Direct dial 01329 824424

Introduction

The application has been included on the agenda as there have been letters of objection received from 7 of the neighbours. The application has been subsequently amended to include a visibility splay to increase the visibility of the highway from the neighbour's drive. The neighbours were renotified about the amended plans however no further objections were received.

Site Description

Heath Lawns is a residential cul-de-sac located within the urban area. The cul-de-sac is characterised by regularly spaced, detached properties with front gardens of an open character.

No. 3 is a detached dwelling with an integral garage. The front garden is level, of an open character, and mainly consists of a lawn with planting around the perimeter. The dwelling is located on a corner plot and as a result the land to the side of the property also fronts the public realm. This area of land to the side of the dwelling is also level, of an open character and laid to lawn.

Description of Proposal

The application is for a boundary wall with inset fence panels. The base of the wall would be 0.7 metre with brick piers and inset panels of 1.5 metres. The wall would be set back from the boundary by 1.5 metres with planting to the front.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS5 - Transport Strategy and Infrastructure

CS17 - High Quality Design

CS7 - Development in Fareham

Development Sites and Policies

DPS1 - Sustainable Development

DSP2 - Design

DSP4 - Impact on Living Conditions

Fareham Borough Local Plan Review

DG4 - Site Characteristics

Representations

Eight representations have been received of which 7 (from 6 addresses) are objections and 1 is in support of the proposal.

The following issues were raised:

- The proposal is out of keeping with the open plan character and heritage of the area.
- The proposed wall and planting would block the visibility splays from no. 5's drive.
- It will not be possible to construct the wall of matching bricks as the bricks used to construct the house are no longer in production.
- Query if new planting would be monitored by the Council.
- Query if the impact of the new planting proposed will be assessed by the Highway Officer in terms of potential highway safety implications.
- Adverse impact on biodiversity by restricting the movement of wildlife.
- A hedge would be more in keeping with the character of the area.
- No site notice was erected.

Consultations

Director of Planning & Development (Highways)- No objection.

Planning Considerations - Key Issues

The main issues for consideration are:

- (i) Principle of development;
- (ii) Effect on the character and appearance of the area;
- (iii) Effect on highways safety and;
- (iv) Effect on neighbouring properties amenity.

- (i) Principle of development

The site is an established dwelling, therefore the proposed development is acceptable in principle, subject to the material considerations set out in this report.

- (ii) Effect on the character and appearance of the area

Heath Lawns is characterised by detached properties with front gardens of an open character with front boundary walls or fences of 1 metre or less in height. The only properties within Heath Lawns with enclosed front gardens are those with hedges. Having said this, number 3 is unusual for Heath Lawns in that it is positioned on a bend in the road and as a result the side boundary also fronts onto the public realm. The position of number 3 within the site is such that the garden to the rear of the property is only 7 metres in depth and is significantly smaller than the rear gardens which other dwellings in Heath Lawns benefit from.

The application is for a 1.8 metre wall with inset fence panels and would be positioned to enclose number 3's side garden. The wall would be set back from the side boundary by 1.5 metre which would allow space for the planting of evergreen hedging or shrubs. The addition of evergreen hedging or shrubs would screen the proposed wall and would soften its appearance. The size and species of planting would be secured via condition to ensure that appropriate planting is provided and maintained. It is considered that the proposed wall combined with the addition of planting to enclose the side garden, would be in keeping with the character of the area as there are other properties in Heath Close with front gardens

enclosed by hedges/shrubs. The garden to the front of number 3 would remain of an open character.

Effect on highway safety

Concerns have been raised by neighbours regarding the impact that the proposed wall would have on their visibility when leaving their site by car. The Director of Planning and Development (Highways) has reviewed the proposal and does not believe that the proposal would have an adverse impact on the safety of the adjacent footway or road. The amended plans include an angled section of wall/fence which will provide a greater degree of visibility of the highway from the neighbour's drive. A condition can be included to ensure that planting adjacent to the angled section of wall/fence is maintained at a height of not more than 1 metre to prevent it from obscuring visibility from the neighbour's driveway.

Effect on neighbouring properties amenity

The proposed wall along part of the rear (north boundary) would be visible from within no. 3's garden, however this would not have an adverse impact on their outlook, privacy or amount of available sunlight. The angled section of wall/fence proposed will ensure that visibility of the highway from the neighbour's drive would not be obscured.

Other Issues

Letters from neighbouring properties also raised concerns about the impact that the wall/fence would have on the movement of wildlife in the area. The proposed wall/fence is typical of that found in an urban area and is not expected to have a noticeable impact on biodiversity in the area.

Concerns were also raised regarding the difficulty of obtaining bricks that would match those of the host property as they are no longer in production. It is not uncommon for original materials to no longer be available, however the use of a brick of the same size and similar colour and texture would be appropriate if an exact match was not possible.

The lack of a site notice was also queried, however the application does not fulfill any of the criteria which required the use of a site notice in addition to the use of letters to consult neighbours of the proposed development.

Conclusion

The proposed wall and planting to enclose the side garden of number 3 would be in keeping with the character of Heath Lawns and in accordance with the requirements of national and local planning policy.

Recommendation

PERMISSION

1) Development to commence within 3 years; 2) Development in accordance with plans; 3) Materials to match existing and; 4) Planting to be approved and provided within the first available planting season after the wall is erected; 5) Planting to be maintained at a height of not more than 1 metre.

FAREHAM

BOROUGH COUNCIL



3 Heath Lawns
Scale 1:1,250



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence 100019110, 2014