

Application Number: 20/10663 Full Planning Permission

Site: 2 HOBSON WAY, HOLBURY, FAWLEY SO45 2GE

Development: Boundary fencing to site (retrospective)

Applicant: Mr Ferguson

Agent:

Target Date: 31/08/2020

Case Officer: Rosie Rigby

1 SUMMARY OF THE MAIN ISSUES

The key issues are:

- 1) Impact on the street scene
- 2) Impact on the character of the area

This application is to be considered by Committee because of a contrary view to the Parish Council.

2 SITE DESCRIPTION

The application site consists of a low level bungalow set in a prominent corner plot within the built up area of Holbury. The rear boundary is located close to the dwelling with the private garden area being located to the north of the plot behind a high close boarded fence which is set in the garden about 5 metres away from the roadside.

3 PROPOSED DEVELOPMENT

The application seeks planning permission in retrospect. The 1.8 metre high close boarded fence is already erected and is positioned on the southern boundary of the site along Crawte Avenue. The fence drops to 1.2 metres on the panel linking to the front picket fence which fronts Hobson Way. It is considered that the new fence requires planning permission.

4 PLANNING HISTORY

Proposal	Decision Date	Decision Description	Status
19/11359 Single-storey side extension	17/12/2019	Granted Subject to Conditions	Decided
XX/NFR/10895 Erection of two bungalows and four semi-detached bungalows with garages - (in accordance with amendment to layout NFR.8688 now submitted).	19/04/1962	Granted	Decided
XX/NFR/08688 Construction of roads with drainage.	17/03/1960	Granted Subject to Conditions	Decided
XX/NFR/06196/1 Layout of land for residential development.	07/07/1958	Granted Subject to Conditions	Decided

XX/NFR/06196	Layout of land for residential development with construction of roads.	07/05/1958	Granted Subject to Conditions	Decided
XX/NFR/05377	Use of approximately 32 acres of land for residential development.	09/04/1957	Granted Subject to Conditions	Decided
XX/NFR/03718	Use of approximately 17 acres of land for residential development and construction of development roads.	03/05/1955	Granted Subject to Conditions	Decided
XX/NFR/03094	Use of land for the erection of bungalows on 10 acres of land.	25/08/1954	Granted Subject to Conditions	Decided

5 PLANNING POLICY AND GUIDANCE

Local Plan 2016 - 2036 Part 1: Planning Strategy

Policy STR1: Achieving Sustainable Development
 Policy ENV3: Design quality and local distinctiveness
 SO3: Built environment and heritage

6 PARISH / TOWN COUNCIL COMMENTS

Fawley Parish Council: Par 3 We recommend permission

7 COUNCILLOR COMMENTS

No comments received

8 CONSULTEE COMMENTS

No comments received

9 REPRESENTATIONS RECEIVED

No representations received.

10 PLANNING ASSESSMENT

Introduction

The current application is made in retrospect. The close boarded fence replaces a picket fence which was backed by shrubs. The works were carried out earlier this year.

Principle of Development

Policy ENV3 requires new development to achieve high quality design that contributes positively to local distinctiveness, quality of life and enhances the character and identity of the locality. The principle of the development is considered to be acceptable subject to compliance with these policy criteria and the relevant material considerations relating to its impact on the character and appearance of the area, residential amenity and highways matters

Impact on local character and appearance of area

The existing street scene is characterised by low walls and hedges of varying heights which give it a pleasant green and relatively open character. These are the features that contribute to and make up the existing character of the area.

The close boarded fence, which has a harsh appearance, is already in position and is 1.8m high. It is in a highly visible position, being located on the back edge of the pavement at the junction of Hobson Way and Crawte Avenue . As a result of the excessive height, position and harsh appearance of the fence it is considered as a prominent, incongruous and overdominant feature within the street scene that appears totally out of keeping with the area.

Whilst it is noted that within the wider locality there are other examples of high front boundary treatments these are of an appearance that is more visually acceptable than the application site. Furthermore, whilst there is no planning permission evident for these, they appear to have been in place for long enough to have become lawful by default.

Residential amenity

The fence under consideration in this application has a degree of separation from adjacent dwellings and therefore would not have a significant impact on the light or privacy of neighbouring properties. The fence along the boundary with No 1 Crawte Avenue would come within permitted development and is not being considered as part of this application.

Highway safety matters

The fence would be set back behind the pavement and grass verge, dropping to a lower level towards the road junction and so would not impact on the visibility splays from the road. The fence has a proximity to No 1 Crawte Avenue which would result in the occupants having to drive onto the pavement to have visibility for leaving their driveway, however this would not be sufficient to justify a refusal in this instance.

11 CONCLUSION

For the reasons given above, it is considered that as result of the excessive height, position and harsh appearance of the close boarded fence it is a prominent, incongruous and overdominant feature within the street scene that appears totally out of keeping with the area, contrary to the aims of Policy ENV3 of the New Forest District Local Plan 2016 - 2036 Part 1: Planning Strategy. The proposal would also be contrary to the core planning principle of the National Planning Policy Framework that planning should take account of the character and quality of different areas. Therefore the application is recommended for refusal.

12 RECOMMENDATION

Refuse

Reason(s) for Refusal:

1. By reason of its excessive height, position and harsh appearance the close boarded fence creates an overdominant and incongruous feature within the street scene. It appears prominent within its context and totally out of keeping with the prevailing street scene which is characterised by low front boundary walls and hedges. As such it would be contrary to Policy ENV3 of the Local Plan 2016 - 2036 Part 1: Planning Strategy and Section 12 of the National Planning Policy Framework.

Further Information:

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New Forest DISTRICT COUNCIL

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PLANNING COMMITTEE

October 2020

Item No:

2 Hobson Way
Holbury, Fawley SO45 2GE

20/10663

Scale 1:1250

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scale.

