HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72371

DESCRIPTION	Increase height of existing brick boundary wall
ADDRESS	34 Keble Road Chandler's Ford Eastleigh SO53 3DS

SITE VISIT DATE	29/04/2013
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Increase in height by approx. 350mm, stepping down to follow the existing arrangement.
TOPOGRAPHY	Site slopes down roughly north to south.
TREES	None affected by the proposed works.
BOUNDARY TREATMENT	Approx. 1.7m high wall
SITE CHARACTERISTICS	Detached two storey dwelling on the corner of Keble Rd/The Crossways, with separate garage at the end of the rear garden accessed from the private highway serving The Crossways development. Boundary with this highway consists of 1.7m stepped red brick wall, set back from the front elevation of the dwelling. The front garden boundary is demarcated with a low level picket fence.
CHARACTER OF LOCALITY	Keble Road is a residential street with a range of property types, from bungalows to two storey properties. There is a mix of on- and off-road parking. The Crossways development is a backland development constructed around 2005, accessed by the private road which runs adjacent to this site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/67692	Rear conservatory and detached double garage at rear	23/09/2010 permit
Z/40216/000/00	ERECTION OF 30 DWELLINGS WITH VEHICULAR ACCESS FROM KEBLE ROAD FOLLOWING DEMOLITION OF EXISTING DWELLING AT NO.34 KEBLE ROAD	27/08/2004 permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No comments received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	Delegated decision - No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

MATERIAL CONSIDERATIONS

Principle: The development site is located within the built urban edge in an established residential area. The principle of development is therefore accepted, subject to the proposed works being acceptable in nature, scale and design. In this instance, the relevant local plan policy is 59.BE which requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The proposed works constitute the raising of the height of an existing wall, to provide additional security to a property that has experienced some problems with individuals scaling or trying to scale the wall to gain access. The proposal increases the height of the wall to a level that is comparable with the wall in front of the brick pier to which the access gates to The Crossways are attached. The step in the wall is retained and the proposed bricks are intended to match the existing. The wall will tie in well to the original structure and there is no detrimental visual amenity impact. Due to the siting of the wall there is no impact on residential amenity for nearby properties and no issues regarding highway safety.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend permission subject to standard conditions.