HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70896

DESCRIPTION	Erection of 1.8m high boundary fence
ADDRESS	126 Stirling Crescent, Hedge End, Southampton, SO30 2AL

SITE VISIT DATE	14/11/2012
ARE PLANS ACCURATE?	Whilst the plans provided are relatively basic they are considered adequate to determine the application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a 1.8m high close-boarded fence to enclose an area of grassland/landscaping (approx 1.5m by 8m) directly alongside the eastern elevation of the dwellinghouse.
TOPOGRAPHY	The site slopes gently up from the highway, levels out in the vicinity of the dwellinghouse before falling away again towards the rear boundary.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The eastern boundary of the site consists of a 2m high hedge alongside the property's frontage/driveway with 1.8m high close-boarded fencing enclosing the property's rear garden.
SITE CHARACTERISTICS	The application property is a modern detached four-bedroom dwellinghouse.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of a modern housing estate. The area directly to the east of the site which the proposed fencing will run alongside provides private vehicular access for the occupiers of the neighbouring dwellings, Nos. 118-124 Stirling Crescent, which are situated perpendicular to the application dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28343/000	Residential development, open space, roads and footpaths with community centre and school.	PERMIT – 14/04/1987
Z/30267/000	Approval of reserved matters: erection of 48 dwellings, roads and sewers.	APPROVE RESERVED MATTERS – 04/08/1988
Z/30267/001	Approval of reserved matters: erection of 5no. detached houses (substitution of house types)	APPROVE RESERVED MATTERS – 13/02/1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
122 Stirling Crescent	Objection on the grounds that part of the fencing to be erected will be on land within their ownership.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No response received.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 64 (Summary Description Only)

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		

With reference to the objection raised by the occupiers of No. 122 Stirling Crescent concerning the ownership of the land upon which the proposed fencing will be sited; the applicant has completed Certificate A of the application form and has confirmed that there will be no encroachment onto land that is not within his ownership.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to the application.

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

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved Policy 59.BE 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, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Pre-Submission Consultation Eastleigh Borough Local Plan (2011-2029):

Policy DM1 (General criteria for new development) which is a replacement for the aforementioned Saved Policy 59.BE of the current Local Plan and essentially replicates its requirements in relation to developments of the nature proposed as part of this planning application.

Assessment of Proposals:

The proposed fencing is considered to be acceptable in siting, scale and design. It will essentially replicate the existing boundary fencing enclosing the property's rear garden both in terms of its height as well as the materials to be used. Whilst the fencing will be visible from the public highway it is not considered that it will have any significant or detrimental impact either upon the street scene or on the wider character of the area, with the portion of land to be enclosed deemed to have little by way of landscaping value. Due to the nature and siting of the proposed development there are not considered to be any concerns with regards to the impact on the amenity of neighbouring properties.

Overall, the development is considered to comply with the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review and Policy DM1 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029.

OTHER MATERIAL CONSIDERATIONS

It is considered that there is/are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The application is recommended for approval.