Development Management
Application No F/14/75135
Your ref
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24 October 2014

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010

Application No. F/14/75135

In pursuance of their powers under the above Act and in accordance with your application received on 1 September 2014

the Council, as Local Planning Authority hereby REFUSE PLANNING PERMISSION for the following :

Description: Erection of 2m high close boarded timber fence to front & sides of plot, following removal of existing boundary wall piers & fence
Site: 96 Lower Northam Road, Hedge End, Southampton, SO30 4FT

For the following reasons:
(1) The fencing, by way of its height, materials, inappropriate form and prominent siting, introduces a visually unsympathetic and dominant feature to the detriment of the street scene, and the character of the area. The application is therefore considered to be contrary to Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan (2001-2011), Policy DM1 of the Pre-Submission Eastleigh Borough Local Plan 2011- 2029, as well as the Council's 'Quality Places' Supplementary Planning Document.

(2) Inadequate visibility splays are provided at the proposed access with the public highway resulting in a danger to pedestrians and road users. As such the proposal is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011] and Policy DM 23 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029.

Note to Applicant: The application was refused following the assessment of the following plans: 573/L01, 573/P01, 573/P02, 573/P03.

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

All references to the Submitted Eastleigh Borough Local Plan relates to the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, comprising:
- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)