REF. NO. «AltRef»

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of 2 metre high boundary fence. 99 Lakewood Road, Chandler's Ford, Eastleigh, SO53 5AD.

SITE VISIT DATE – 31/05/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide a section of boundary fence to the northern boundary of the site adjacent to Hocombe Road.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	There are some level changes along this boundary with land sloping down in a westerly direction along the section of boundary where the fence is to be erected.
TREES	There are a number of trees in close proximity, some of which are subject to preservation orders but none will be affected by the proposed works.
BOUNDARY TREATMENT	The eastern frontage onto Lakewood Road is marked by a low brick wall with mature planting behind. The northern Hocombe Road boundary has an existing 1.8 – 2.0 metre close board timber fence towards the front of the site, with mature planting behind a post and wire fence towards the rear. It is this post and wire fence which is to be replaced.
SITE CHARACTERISTICS	Large detached dwelling on a large corner plot set back from the road. The site is well screened by mature trees with parking to the front and private garden to the rear.
CHARACTER OF LOCALITY	The site sits just inside the urban edge and within an established residential area of similar large detached dwellings with more open countryside to the north.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72156	Single storey side extensions and attached double garage with raised patio/terrace areas following demolition of existing garages.	Approved Apr 2013
F/06/56397	Erection of 2 storey side extension with front and rear facing dormers.	Refused Apr 2006 (dismissed at appeal)
Z/04960/006/00	Two storey front extension and erection of detached garage.	Approved Oct 1999

REF. NO. «AltRef»

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No comments received.

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011): 59.BE & 181.LB
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Chandler's Ford and Hiltingbury Character Areas – Hiltingbury and Hocombe Park Special Policy Area

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 the principle of that proposed, its layout and design, impact upon the amenity of neighbouring properties and the surrounding area, as well as upon the street scene and character of the Special Policy Area.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

REF. NO. «AltRef»

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."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance. The most relevant policy in this case is saved Policy 59.BE of the Local Plan 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, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

Also of relevance is saved Policy 181.LB which relates to the Hiltingbury and Hocombe Park Special Policy Area. This policy is intended to ensure that any new development is compatible with the quality and character of existing good development in the area and that it does not harm any protected trees.

Layout & Design – As stated above, the proposal is to simply continue an existing section of close boarded fence along the remainder to the northern site boundary. The existing planting and trees will remain and only the current post and wire fence is to be removed.

Amenity – In terms of neighbour's amenity the fence will have no impact, given that the site is a corner plot with no neighbours on the northern side.

Street Scene & Area Character – With regards to the street scene, while such a long length of fencing would not usually be accepted along a street frontage, in this case it will be an improvement over the current post and wire fence and will be softened by existing mature planting and trees along the highway verge which separates the footway and carriageway along Hocombe Road. It is therefore felt that the street scene or the character of the special policy area will not be adversely affected.

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.

CONCLUSIONS

The application proposal is considered to meet the requirements of saved Policies 59.BE and 181.LB of the current adopted local plan, as well as the Council's 'Quality Places' and 'Chandler's Ford and Hiltingbury Character Areas' Supplementary Planning Documents. As such the application

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CONCLUSIONS

is recommended for approval subject to conditions.