HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74297

DESCRIPTION	Retrospective retention of 1.8m high close boarded fence & gate at side
ADDRESS	20 Meadow Lane Hamble-Le-Rice Southampton SO31 4RD

SITE VISIT DATE	1/5/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of 1.8m high close boarded fence and gate along part of the side boundary of the property. The proposal encloses a small area of approximately 6m2 and attaches to the existing brick wall.
TOPOGRAPHY	Relatively flat
TREES	None affected
SITE CHARACTERISTICS	Two storey semi-detached house on a corner plot.
CHARACTER OF LOCALITY	Residential area. Boundaries along Meadow Lane tend to be walls, hedges or picket fences.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letters of objection and	• The fence is an eye-sore and visually intrusive. • Deeds prevent external fences around the properties. • Out of keeping with cottage feel of the estate.
1 comment letter	• The appearance of the fence has been improved by the staining.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No response

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

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Eastleigh Borough Local Plan Review (2001-2011): 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Detailed Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

None

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, trees, 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	X	
Comments are noted. The appearance of the fence is discussed in the assessment section. Restrictions on the deeds are not a material planning consideration.					

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan 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.

The proposal is for retrospective permission to retain a 2m high close boarded fence alongside the property at 20 Meadow Close. This is in contrast to the walls, hedges or picket fences that make up the other boundaries adjoining Meadow Lane. While it is a shame to see new fencing introduced, it is for a small 3m stretch and attached to a more formal wall that runs the majority of the side boundary. The fence has been stained light brown and this has helped tone down its appearance and make it better blend into the property. Therefore, on balance, it is considered that the 2m high fence has not materially harm the character and appearance of the locality. The proposal is not located within a conservation area.

The position and nature of the development means that there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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 Permit