HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75135

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

SITE VISIT DATE	07/10/14
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of 2m high close boarded timber fence to front & sides of plot, following removal of existing boundary wall piers & fence
TOPOGRAPHY	Relatively level at front. The boundary on the east side (along lane) slopes up towards the main road.
TREES	Small trees inside front boundary
BOUNDARY TREATMENT	Front – brick wall with brick piers and close board fence panels between. Approx. 1.0m high Side facing Stubbs Lane - brick wall with brick piers and close board fence panels between. Height ranges from approx. 1.0m high at front to approx. 2.0m high at rear entrance. Side facing no. 94 – small section of 1.0m high close board fence The fence/walls are in a poor state of repair.
SITE CHARACTERISTICS	Detached bungalow, previously extended. Large front garden, dwellings are set back from the road.
CHARACTER OF LOCALITY	Residential, predominantly older detached two storey houses and bungalows on this part of Lower Northam Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16179/000/00	outline application - conversion of bungalow into chalet type house	Permit 11/09/1975
Z/16179/001/00	Erection of extension and loft conversion	Permit 20/09/1977
Z/16179/002/00	Ground floor extension and loft conversion	Refused 23/03/1978
Z/16179/003/00	Ground floor extension and porch to front door	Permit 12/05/1978
Z/16179/004/00	Rear and side extension on ground floor and extension to dormer	Permit 30/11/1979
Z/16179/005/00	Reconstruction of roof to provide additional rooms and	PERMIT 05/06/1992

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	front and rear dormers	
F/07/60136	Single storey rear extension	PERMIT 11/07/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
94 Lower Northam Road	Concerned that view when exiting their property in a car will be blocked. Suggests panels at front could be lower.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	OBJECTION on the grounds of it being out of keeping.
Head of Transportation and Engineering	Transport policy officer Holding objection. Whilst it is noted that there is a hedge in place, that essentially forms a visibility obstruction as it is, ideally this would not be in place and would vehicles exiting the adjacent driveway to see pedestrians when pulling out of the site. Being a hedge however, there is a certain element of visual permeability that at least offers a glimpse through to see what may be coming. If however a 2.0m fence is permitted, this will be a formal solid structure that would not allow any visibility for site exiting vehicles prior to the bonnet being well onto the footpath, and this is not welcomed. If there is a need to erect a 2.0m fence at this location, then this should be set back within the site to allow for visibility of the footway to be achieved from a vehicle prior to the front of the car being on the footway itself. It is suggested this should be 1.5m as a minimum. DC Engineer OBJECTION As Matt comments, the fence needs to be set back to provide adequate sight lines or lowered. Please take up with applicants.

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), saved policies

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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) 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'

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 33

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

		See below		

COMMENT ON REPRESENTATIONS RECEIVED

			See below		

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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.

Additionally, the Council's adopted Supplementary Planning Document on Quality Places states (p.23) that "…for existing properties, the boundary treatment should be reflective of the general character of an area" and "… in general terms, it is advisable for boundaries that abut a public footway to be as robust as possible".

HEWEB Character Area 33 Guidance

• Retain the wide grass verges/island and associated semi-mature broadleaved tree planting.
• Mitigate the effects of the heavy vehicular traffic on Lower Northam Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

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.

Appearance, Layout and Impact on Street Scene and Character of the Area:

The application is for a boundary fence. This will consist of 2.0m high close board fencing on top of a brick base to the front boundary and to the side boundary facing no 94 Lower Northam Road. The proposed fence to the east side running alongside Stubbs Drove will be close board fencing on top of the existing brick base resulting in a fence 2.50m high at the junction with the road and 3.50m high at the rear entrance to the property.

In general, residential boundary treatments within this part of Lower Northam Road consist of predominantly low level walls or hedging. Therefore it is considered that high timber fencing is not currently a particular or prominent feature of the street scene in this area. The excessive amount of fencing combined with its proposed height, will result in it appearing both visually unattractive and unduly prominent within the street scene, creating a quite stark, harsh boundary treatment across the front and sides of the property. As such the development is considered to be out of character with the surrounding area and the nature of other residential boundary treatments in the immediate vicinity, and thus conflicts with the requirements of Saved Policy 59.BE (i) and the guidance contained within the Council's adopted Quality Places SPD.

Highway Safety:

Saved Policy 59.BE (v) of the adopted Local Plan requires that development has a satisfactory means

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

of access and layout for vehicles. It is considered that the fencing due to its height, siting and proximity to the highway, conflicts with this requirement in that, as set out in the consultation response of the Council's Transport and Development Planner and DC Engineer, it will impede upon sight lines for the neighbouring property at no 94 Lower Northam Road as well as the vehicles using Stubbs Drove (11 dwellings). This will, therefore, form an additional reason for refusal of the planning application.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to be contrary to the requirements of the relevant development plan policies and associated supplementary planning guidance.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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

The application is recommended for refusal, for the reasons outlined above,