HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76223

DESCRIPTION	Erection of 1.8m high boundary fence
ADDRESS	35 Wykeham Road Netley Abbey Southampton SO31 5DY

SITE VISIT DATE	12 May 2015
ARE PLANS ACCURATE?	The information provided is fairly basic and contains some inaccuracies. Notably the dimensions shown on the submitted block plan in respect of the length of the fencing do not correspond with the stated scale of the map or ordnance survey data. Despite this and taking account of the nature of the proposals and the scale of the development, it is considered that there is a sufficient level of detail to allow for the assessment of 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 the amenity area of the application dwelling. The total length of the new fencing (as measured on ordnance survey mapping is approximately 10.9m.
TOPOGRAPHY	The site is fairly flat and level.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The south-western boundary of the site is marked by a low-level picket fence which allows for views directly into the property's rear garden area from the public highway. This is proposed to be replaced by the timber fence the subject of this application.
SITE CHARACTERISTICS	The application dwelling is a single-storey, semi-detached bungalow constructed of red brick and having a hipped-roof. The property is orientated such that its south-western side elevation runs parallel to the highway with its front door also being situated to this side. The areas to the front and side of the property are laid to lawn, as is the area to the rear which forms the primary amenity space for the dwelling.
CHARACTER OF LOCALITY	The site falls within an established residential area with No. 35 forming one of a small cluster of 8 bungalows situated around the perimeter of an area of green open space, something which gives the properties a fairly attractive setting within the road and which contributes positively to the character of the area. The property to the opposing side of this area of open space (No. 49) has recently been extended with new boundary treatment having been installed adjacent to the highway as part of this development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

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REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection.
Head of Transportation and Engineering	No objection, the proposed fence will not affect the highway or associated visibility being set at the back of the verge and well clear of the footway.

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 Policy 59.BE.
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', Policy DM1.
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area:

The site falls within *BHH 3.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Maintain the formal building compositions around route intersections and open spaces.
- Retain the wide grass verges and associated semi-mature broadleaved tree planting.
- Maintain the importance of the open green spaces at the centre of loops and associated semi-mature broadleaved tree planting.
- Maintain the predominant plot widths and continuity in building line on Denzil Avenue and Hunt Avenue.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates

NATIONAL PLANNING POLICY GUIDANCE

that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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 the development, its layout and design, residential amenity, and the impact of the proposals on the character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments received are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 planning documents and guidance.

Layout, design and the impact of the proposals upon the character of the area:

The application seeks approval for the construction of a 1.8m high close-boarded timber fence in order to provide a suitable means of enclosure for the property's amenity area which is currently open to the front and side, something which notably compromises both privacy and security for the occupiers of the dwelling. The fencing would meet an evident need in this respect which is deemed to be a material considered in the determination of the application. Regard must also be had, however, to how the introduction of the fencing would affect the character of this section of Wykeham Road.

In this respect and having assessed the matter on site, whilst acknowledging that the fence would be visibly apparent from the road as a result of its positioning, on balance it is not considered that this would cause such harm to the street scene as to be in conflict with the provisions of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011. The fencing is fairly modest in length and will be markedly recessed from the property's front (south-eastern) elevation such that it will not undermine the open characteristic of the frontages of the cluster of bungalows that No. 35 forms part of, something which contributes most notably to their attractive setting within the road.

It is accepted that part of the openness to the side/rear of the property will clearly be lost; however, this impact is to a degree softened by the presence of the two sections of highway verge which will run adjacent to it. It is also evident that this same green spacing has been eroded at the other end of this group of dwellings through the combination of a side extension, area of hardstanding, and brick wall at No. 49 which were recently consented by the Local Planning Authority (Ref. F/14/74832 – September 2014). In addition, it is noted that there are other examples of much more extensive lines of fencing in the immediate surrounding area including at the south-western end of Wykeham Road and at the junction with Monks Road to the south. Taking account of all of these factors, therefore, it is considered that it would as a result be difficult to justify the refusal of the application on the grounds of any substantive resulting harm to the street scene.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring properties. As a result of the nature of the development and both its siting, as well as that of the application property within the road, there is considered to be no conflict with this Policy provision in respect of the application.

Highway matters:

There are no notable highway concerns in relation to the development proposed. The positioning of the fencing is such that it will not affect sight-lines for vehicles in the vicinity nor will it affect the usability of the footways which run to the rear and south-western sides of the dwelling. The Council's Head of Transportation and Engineering has accordingly raised no objection to the proposals in this respect.

Conclusion:

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

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

It is recommended that planning permission be granted.