

DELEGATED OFFICER REPORT

Application Ref: H/22/93044

Site Address: 40 SHAKESPEARE ROAD, EASTLEIGH, SO50 4GA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of boundary wall and fence

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Sold EBC Land		

Planning History?	Yes ☒	No ☐
• Z/11573/001/00 - erection of car port and sun-lounge - Permit - 20/09/1977 • Z/11573/002/00 - CONSTRUCTION OF PITCHED ROOF REPLACING EXISTING FLAT ROOF - Permit - 11/10/1989 • Z/11573/003/00 - FIRST FLOOR REAR EXTENSION - Refuse Planning Permission For - 23/07/2002 • Z/11573/004/00 - FIRST FLOOR REAR EXTENSION (AMENDED DESIGN) - Permit - 04/10/2002 • H/19/86306 - Single storey rear extension – Permit – 11/10/2019		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	63 SHAKESPEARE ROAD – Support – Summarised • It is significantly more attractive than the previous wall and is now stable and secure. • The boundary wall and fence reflect well on the whole street, improve the street scene, and improve the value of all our properties.		
Parish Council:	No Comments received		
Southern Water:	No Objection		
Highways:	No Concerns		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 2022		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Eastleigh (ELAC 5)

Assessment:

The site comprises a two-storey detached property. The property is set back from the road and is fronted by a hard surface on-site parking area, leading to an integral garage. There are wide grass verges on either side of pathways. The surrounding area is residential in nature and the property forms part of a large inter-war estate in north Eastleigh, immediately west of Twyford Road. This application is retrospective and seeks to retain the replacement boundary treatment at 40 Shakespeare Road. During a recent site visit, it was noted that the new boundary wall and fence, subject to this application, had already been undertaken.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- As described within the Character Area Appraisal for Eastleigh (ELAC 5), this area has a particularly strong character due to the irregular grid layout and formal building compositions around route intersections and open spaces. The streets are also very distinctive, principally as a result of the narrow tree-lined roads, wide grass verges and gable-end frontages.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The guidance provided within the Quality Places SPD advises that a key design principle is appropriate boundary structures stating 'Boundary treatments must be appropriate to the context, well-detailed and robust. The guidance also states, 'For existing properties, the boundary treatment should be reflective of the general character of an area.'
- The proposal seeks approval for a replacement boundary treatment to the southwest boundary (frontage boundary) of 40 Shakespeare Road. The current boundary treatment is a mix of brick wall and wooden fence panels and built with pillars in between the fences, which was erected to replace the former front boundary (low brick wall). It measures 1.8m in height and is not higher than the adjoining neighbour's boundary.
- Although the current boundary treatment is higher than the former boundary wall, its scale and visual presence do not harm the open character of spaces between buildings in the area. It does not result in the unacceptable loss of existing landscaping.
- From a site visit (14 July 2022), it was noted that the surrounding streets consists of a diverse variety of boundary treatments, materials, and heights. Therefore, it is difficult to argue that the replacement boundary appears as an obvious and alien

feature in views along the Shakespeare Road. In addition to this, the use of a brown coloured brick reflects a similar finish to the host dwelling, whilst providing a robust and level of security to the property. Overall, the size, siting, scale, design, and materials of the replacement boundary treatment is considered to be satisfactory and does not have an unacceptable impact upon the character of the immediate surroundings.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- Owing to the dimensions, separation distance, and location of the replacement boundary treatment, it does not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of privacy and light. It should be noted that one supporting letter has been received from neighbour.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.
- No healthy or mature trees were felled or damaged.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- In terms of visibility, there are no concerns from a highway's perspective. Due to the anticipated speeds of a vehicle exiting combined with the speed of walking, visibility splays are reduced to 1.0m left and right from the site entrance.
- Given the width of the driveway entrance between the walls, this looks to be achievable with the vehicle positioned in a central position as would be expected.
- The application relates to the retention of boundary treatment. The proposal does not impact upon the current parking provisions, and therefore does not have an adverse impact in this regard.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case

addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

- Subject to Condition
- On balance, it is considered that the replacement boundary treatment is in keeping with the appearance of the original dwelling and the character of the local area and does not have a harmful impact upon residential amenity and highways. This scheme accords with the requirements of the above policies and is therefore recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments