

DELEGATED OFFICER REPORT

Application Ref: H/22/93245

Site Address: 19 PEVERELLS WOOD AVENUE, CHANDLER'S FORD, EASTLEIGH,
SO53 2AX

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of replacing boundary fence between house number 17 and 19

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/06602/001/00 - ALTERATIONS AND EXTENSIONS TO CREATE TWO STOREY DWELLING - 02/06/1999 • Z/06602/002/00 - ALTERATIONS AND EXTENSIONS TO CREATE 2 STOREY DWELLING WITH FRONT AND REAR FACING DORMER WINDOWS - Refuse Planning Permission For - 17/01/2000 • Z/06602/003/00 - ALTERATIONS AND EXTENSIONS TO CREATE TWO STOREY DWELLING WITH FRONT AND REAR FACING DORMER WINDOWS - Permit - 07/11/2000 • Z/06602/004/00 - ALTERATIONS AND EXTENSIONS TO CREATE TWO STOREY DWELLING (AMENDED DESIGN) - Permit - 16/01/2001 • Z/06602/005/00 - ALTERATIONS AND EXTENSION TO CREATE A TWO STOREY DWELLING (AMENDED DESIGN) AND REPOSITIONING OF GARAGE - Permit - 10/06/2003 • H/22/92532 - Retention of replacing boundary fence between house number 17 and 19 – Withdrawn		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	17 Peverells Wood Avenue – Comment – Summarised • The fence is too high • Visually obtrusive • Flood risk to neighbouring garden		
Parish Council:	No Comments received		
Tree Consultant:	No Arboricultural Objection		
Highway Authority:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 4 th Aug 2022		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 Appraisals (Chandler's Ford and Hiltingbury Character Areas)

Assessment:

The application site contains a two-storey detached dwelling sets within a good-sized plot. The site itself is relatively flat with a gravel parking area to the front. The rear garden is well landscaped with a number of protected trees and mature tall shrubs at the bottom of the garden. The surrounding area is predominantly residential characterised by detached dwellings (although there are also some semi-detached and some terraced dwellings as well). There are two distinct styles: a neo-Georgian style and a less formal style of houses with fairly steep pitched roofs. There are also a number of bungalows in Peverells Wood. This application is retrospective and seeks to retain the replacement boundary treatment between 17 and 19 Peverells Wood Avenue.

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.

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.
- Also relevant to this application, is the Chandlers Ford and Hiltingbury Character Area SPD, of which this application falls within Scantabout and Peverells Wood, which provides the following guidance on developments and that they should ensure that:
 - i) the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties.
 - ii) sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.

It is considered that the replacement boundary fence does not result in an overdevelopment of the site and retain sufficient amenity space.

- The property benefits from the current tall houseplants and a buffer space for sidewalks so the replacement fence does not result in an overly prominent addition in the street scene. In addition to this, the rear of the site is not open to view from Peverells Wood Avenue. Therefore, the effect on the character of the area is limited, the replacement fence does not harm to the character and appearance of the area by reason of its positioning.
- Although the replacement fence is more enclosed and of greater height than those of the surrounding properties, the design and materials used can help the fence to

assimilate into its surroundings and enable the appearance of the main dwelling to be maintained.

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.
- The fence is 2.1m high and is visible from 17 Peverells Wood Avenue, however it accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties through overbearing impact, overshadowing, overlooking and or a loss of light. Further, it is considered as an effective way to achieve privacy in both properties.

Trees and landscaping

- There are some significant, protected trees to the rear of the application property. However, fences rarely are an issue regarding the rooting systems. Therefore, the Council's Tree Consultant raised no arboricultural objection to the retention of the fence.

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.
- The application relates to the retention of the replacement boundary treatment. The proposal does not impact upon the current parking provisions, and therefore does not have an adverse impact in this regard.
- The fence does not affect the access to the rear public footpath, so the Public Rights of Way appear to be unaffected by the proposals. Highway Authority has raised no objection to the proposal.

Surface water flood risk

- The neighbouring resident has raised concerns about potential flood risk in their garden and shed due to lack of drainage along the fence line. However, the site does not lie within an area of known surface water flooding and the risk is not considered to be significant.

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 ...