

DELEGATED OFFICER REPORT

Application Ref: H/22/93316

Site Address: STRATHALLEN, BOTLEY ROAD, HORTON HEATH, EASTLEIGH, SO50 7DN

Case Officer: Claire Campbell-Best

Description: To increase an existing concrete posted feather edged timber slated fence from 1.80m to 2.50m by means of wooden post extensions additional timber arris rails and infill timber feather edged slats.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within an Established Residential Area Trees Preservation Order(s) Close to SGN Gas Pipeline Close to SSEN Cables		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
F/07/61126	Erection of 8no. four bedroom detached dwellings with associated garages/carports. Stopping up of the existing vehicular access to Strathallen and creation of a new vehicular access to serve plots one and two. Widening and revision to the existing access of Amsley to provide central access road to plots 3-8 and and Amsley following demolition of Strathallen	Refuse – 07/11/2007
F/08/62273	Erection of 8no 4 bed detached dwellings with associated garages/carports and cycle stores. Creation of new vehicle access to plots 3 - 8 and alterations to existing vehicle access to plots 1 and 2 following demolition of Strathallen	Refuse – 23/05/2008
F/10/66642	Single storey front, side and rear extensions with entrance porch and detached double garage to front	Permit – 26/04/2010

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	3 letters of support from Fairview, Collaroy and 14 Epsom Close. All representations have no objections to the proposed increase of the existing boundary fence.		
Fair Oak Parish Council:	No Objection		
Trees:	There are no significant trees within influencing distance of the proposed fence. Therefore, we raise no arboricultural objection to the proposal.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/08/2022		

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.

Assessment:

Site and Proposal

The application site consists of a detached bungalow situated in a substantial and mature landscaped plot located on the eastern side of Botley Road. The surrounding area is predominately residential with this portion of Botley Road featuring detached properties set within large plots that are set back from the highway. To the south of the application site there is a filling station with and small industrial area to the rear.

This application seeks approval for the existing boundary fence to the northern shared boundary between Strathallen and Littledean to be raised from 1.80m to 2.50m. The proposed increase in height to the fence would re-introduce the screening lost following the removal of non-protected trees and mature planting along this shared boundary within adjoining neighbour's rear garden.

Principle

The development is considered acceptable and complies with policies DM1, DM2, DM11 and DM14 in that:

- The development is within the urban edge of Horton Heath and is within an established residential area where the principle of development is acceptable.

Design and Layout

- The design of the proposed increased boundary fencing is suited to the host dwelling in terms of its form, scale and appearance.
- The materials proposed will match the existing fence and will be in keeping with the existing and surrounding fencing within the local area.
- The proposed fence extension is located in a position where it would not be visible from public vantage points and does not span the whole of the side boundary to the north and would not result in an enclosed form of development with regards to the application site and the surrounding neighbours.
- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.

Residential Amenity

- The development 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 in terms of loss of privacy, light or outlook.
- The proposed increase in the fence height would be visible to surrounding neighbours, this is partly because the natural screening has been removed. The neighbours most impacted by the proposed heightened fence would be Collaroy, Littledean and 14 Epsom Close. Letters of support have been received from Collaroy and 14 Epsom Close. No neighbour objections were received from Littledean.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐