

Retrospective Planning Permission for a fence

**Maple Ridge, Winchester Road, Fair Oak,
Eastleigh, SO50 7HA**

Planning Statement

Dear Sir/Madam,

Please find supporting cover letter and planning statement in support of this application for:

Retrospective application for a fence

at

Maple Ridge, Winchester Oak, Eastleigh SO50 7HA.

Studio Charrette has been instructed to act on behalf of Nicos Kililis (**the Applicant**). This Application seeks retrospective planning permission for a fence adjacent to the highway (**the Proposal**) at *Maple Ridge, Winchester Road, Eastleigh SO50 7HA* (**the Application Site**).

Please find attached the following information in support of this application:

- Application Form;
- Site Location Plan;
- Existing and Proposed Site Plan/Block Plan;
- Existing and Proposed Elevations;

Application Site

The application site is an existing two storey detached six-bedroom family home with its own character , primarily constructed of brick and timber, with off-road parking for numerous vehicles, a double garage and a completely landscaped rear garden which backs directly onto paddocks. The property is located Winchester Road made up in rural residential surrounding. The property is conveniently close to market town of Bishops Waltham, Botley which has a mainline railway station. the market town of Eastleigh again with a mainline railway station and with both Southampton Airport and all main motorway access routes also being within easy reach. The street scene consists of properties of a similar, style, age and form all set back from the public road at similar distances, thus forming a uniformly laid out street scene. The site is not located within an area of article 2(3) land, the building is not listed.

Figure 1: Site Location Plan

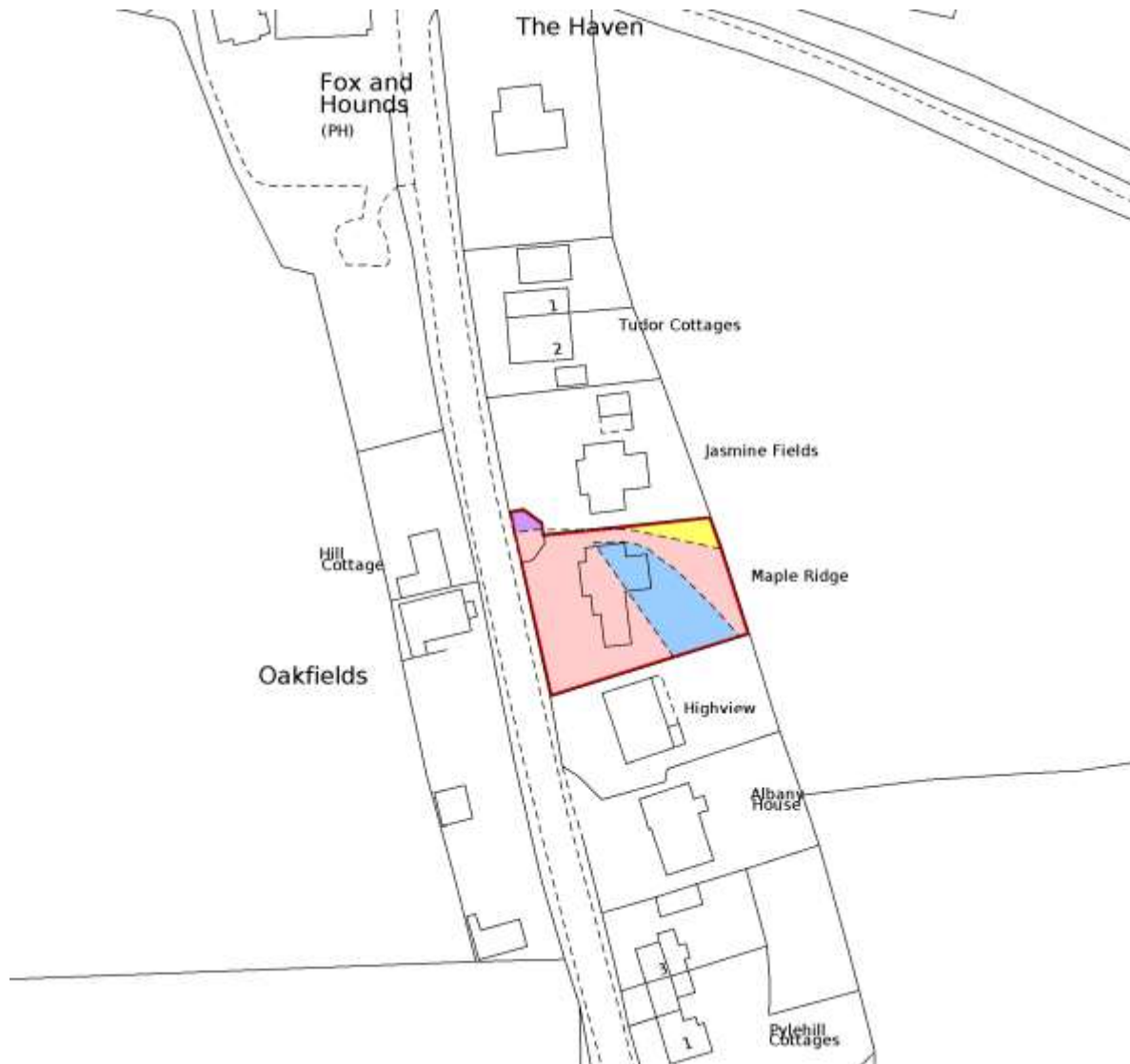


Figure 2 street scene photo:



Figure 3: outside of Property



Planning History:

Other than the enforcement letter asking for this planning application, there is no planning history on this property.

The Proposal:

The proposal is seeking Retrospective Planning Permission for:

A wooden close boarded fence to between 1.8 and 1.95 metres in height, and a solid wooden automatic gate.

The gates (style called 'Winchester Gate') made of Iroko is bespoke made by South coast fencing Ltd.

The posts are set in a strong solid foundation no less than 1000mm in depth, and spurs have again been set in a strong concrete foundation, no less than 700mm in depth.

Once the framework of the fence was installed a 150mm Iroko gravel board was face-fixed to the framework of the fence.

The total height of the fence is 1950mm at the highest point and declines down to 1800mm as the fence line needed to run in level and the ground level declines, following the layout of the road.

A sleeper retaining wall has also been installed due to the landscape requiring this. The garden is significantly higher than the pavement and this was constructed to prevent soil being washed onto the pavement, which was a constant issue, and presenting itself as a hazard for any pedestrian. The movement of soil from the garden from entering the remit of the pavement has now been modified creating no sign of health and safety risks.

The new fence installed replaces an existing fence that was set back 800mm from the footpath. In front of the old fence was a very large number of overgrown conifers trees which obstructed the view of drivers and had an impact upon pedestrians.

The new fence installed has firstly secured the land, secondly, it has massively improved the visibility of all drivers on the road, including the property owner being able to safely pull in and out of the driveway.

Fig 4: Proposed elevations:



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Charrette



RTPI

Chartered Town Planner

RIBA



Royal Institute of British Architects

Assessment

The following policy and guidance documents are recognised as primary considerations for the decision of the associated application at the site location:

Eastleigh Borough Local Plan 2016-2036
Neighbourhood planning
Quality Places Supplementary Planning Document
Design

Eastleigh Borough Local Plan 2016-2036

The Eastleigh Borough Local Plan 2016-2036 was adopted on 25 April 2022. It sets out the policies and plans to guide future development to 2036. It will be used to determine planning applications in the Borough and replaces the 'saved' policies in the Adopted Local Plan 2001-2011.

Neighbourhood planning

Neighbourhood Development Order

A Neighbourhood Development Order grants planning permission for certain types of development, which are defined by the order, within the neighbourhood plan area. The permission could be full or outline, could have conditions attached and could be site specific or grant more general development rights across the whole area.

Parish Councils and Town Councils can choose to prepare an NDP, development order or both.

Neighbourhood Planning Process

The relevant legislation setting out the neighbourhood planning process is set out in the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. Parish Councils and Town Councils have the responsibility for leading the process, however Eastleigh Borough Council as a Local Planning Authority, has a significant role in assisting certain stages of the process and ensuring that certain criteria are met.

The procedure includes public consultation on the draft NDP and Public Examination. If the NDP is found to be satisfactory, a local referendum must take place, where more than 50% of those voting must agree to it, before it can be adopted as a formal part of the development plan.

Once adopted, planning decisions must be made in accordance with the neighbourhood plan (and other parts of the Development Plan) unless material considerations indicate otherwise.

Quality Places Supplementary Planning Document

In support of the Local Plan Policy 59.BE which relates to the design of development buildings and spaces in Eastleigh Borough.

The PUSH Quality Places Charter Eastleigh Borough Council is committed to creating good quality places.

As part of its commitment in October 2010 the Leader of the Council, along with the Leaders of all the other authorities in the Partnership for Urban South Hampshire (PUSH), signed the PUSH Quality Places Charter.

A quality place has several essential components which are identified in the PUSH Quality Places Charter diagram:

Relevant point:

- Sensitive treatment of historic buildings, spaces, and landscape
- Well designed and maintained sustainable buildings and spaces

This Supplementary Planning Document provides guidance for all those involved in creating new buildings and spaces in the Borough of Eastleigh. Good urban design is an essential part of our plans for delivering high quality sustainable development. New development should respect, enhance, and create places which are attractive and of real quality.

New development should be designed to meet the practical, everyday needs of residents and visitors. Layouts and spaces which provide safe streets and pedestrian routes, convenient and well-integrated parking and carefully sited refuse facilities raise the quality of life for everyone.

Attractive homes and places of work or leisure that are a pleasure to live in, visit or work in with beautiful streets, gardens and open spaces should be created. New homes should be built to last, have enough space to meet the requirements of modern living and be adaptable as people's needs change through life.

This document clearly outlines the criteria by which all development proposals will be assessed, from one house to the largest estate or commercial project. A variety of examples show how design problems may be solved, applying best practice in urban design to deliver the sustainable, attractive, and safe places we need. By following the guidance and working closely with our design and planning officers everyone involved in delivering new development will find the process of achieving planning permission a positive and rewarding experience.

Design

Residential Density:

Density should be appropriate to the context and level of accessibility; make efficient use of land and address the needs of residents

Residential Amenity

New development should be designed to respect the residential amenity of existing and new occupiers and all dwellings should have adequate private amenity space.

Design of Buildings and Materials

The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Where this is absent, design and materials should help create a new positive and distinctive character.

Conclusion:

As the above demonstrates, this proposal is in full accordance with all national local adopted an emerging planning policy guidance.

Therefore we kindly request that the appointed case officer looks upon the proposals favourably and approves the proposals without delay.

If you have any queries or would like additional information to assist with the Council's assessment of the proposal please do not hesitate to get in touch.

Kind regards,

Bern Toomey
Planning Consultant
Studio Charrette