



**Retrospective Planning Permission for a
fence**

134 Park Road, Chandler's Ford, SO53 1HQ

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
134 Park Road, Chandler's Ford, SO53 1HQ.

Studio Charrette has been instructed to act on behalf of Sanjeev Sharma (**the Applicant**). This Application seeks retrospective planning permission for a fence adjacent to the highway (**the Proposal**) at 134 Park Road, Chandler's Ford SO53 1HQ (**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 family home with its own character, primarily constructed of brick, with off-road parking, a garage and a landscaped garden. The property is located on the corner of Park Road and Paulson Close in a residential setting. The street scene consists of properties of a similar, style, age and form all set back from the public road at similar distances. The immediate area surrounding this site has examples of multiple style of fences, walls and hedges, and thus there is no uniform pattern to the style of enclosures in the locality.

The site is not located within an area of article 2(3) land, the building is not listed.

Figure 1: Site Location Plan

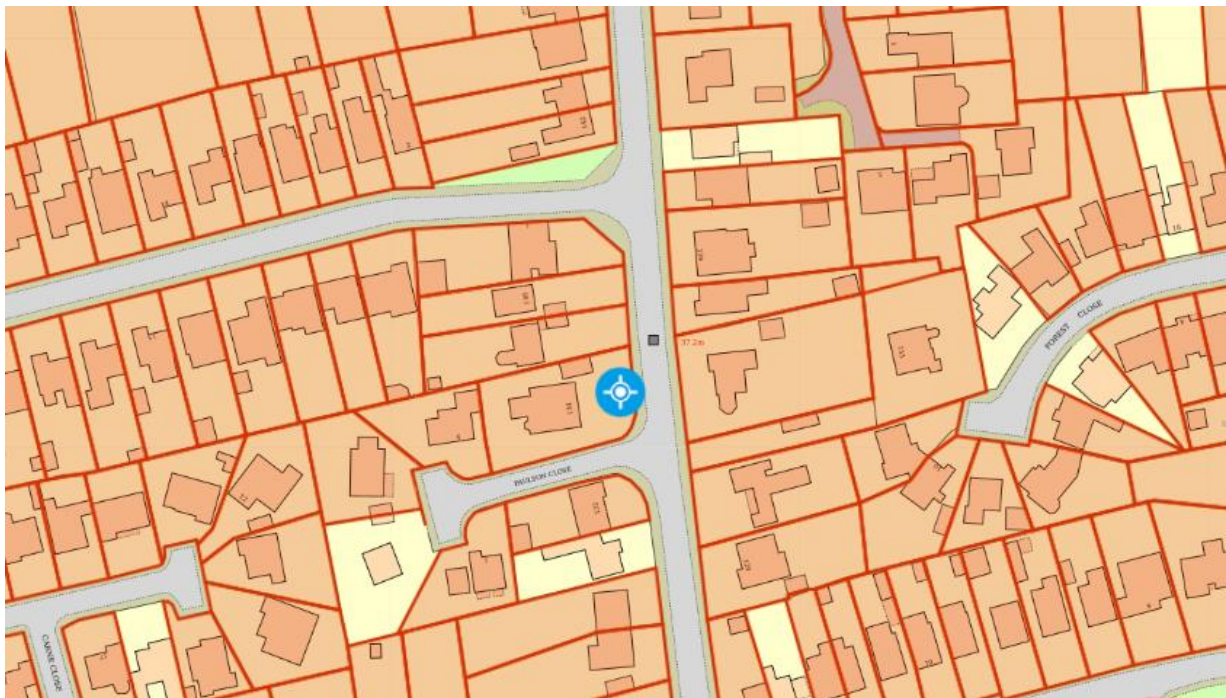


Figure 2 street scene photo:



Figure 3: outside of Property



Planning History:

Other than the enforcement letter asking for this planning application, the only planning history on this property is a rear conservatory in 2006.

The Proposal:

The proposal is seeking Retrospective Planning Permission for a wooden close boarded fence to the boundary on both the Park Road and Paulson Close extent of the property.



Fig 4: Proposed elevations:

Assessment

Before any policy assessment, it must be noted that the applicant needs the new fence due to the need to provide small children with a safe place in which to play.

Additionally, the fence replaces bushes that were of the same height.

It is important to note that the fence does not interfere with the view of drivers exiting Paulson Close, as the photos below show.



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

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.

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.

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

- Sensitive treatment of 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. 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 places that are a pleasure to live in, visit or work in with beautiful streets, gardens and open spaces should be created.

Design

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



RTPI
Chartered Town Planner

RIBA 
Royal Institute of British Architects