

Introduction

This supporting statement is part of a retrospective planning application for the retention of the current boundary treatment at 79 Kingsway, Chandlers Ford, Eastleigh, SO53 1FH.

The current boundary treatment, mixed brick and fencing, was erected to replace the former fencing that was in a state of disrepair.

The replacement boundary treatment was constructed in line with the former brick pillar heights of the original boundary treatment, 1 of which remains in place (the left hand side of driveway opening). The former brick pillar heights were matched.

The right hand brick pillar was replaced, like for like, at exactly the same height as the original pillar. As such, and as per the Planning Portal guidance stating when planning permission is NOT required "*if an existing fence, wall or gate already exceeds the limits above, that its height would not be increased.*" We believed as we were not increasing the height of the original pillars, that planning would not be required as it did not exceed what is permitted under Schedule 2, Part 2, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The replacement boundary does not exceed it's former height in regards to the brick pillars.

Replacement Boundary Design

When designing the replacement boundary, consideration is given to the Chandlers Ford and Hiltingbury Character Area Study (2005), in particular the Kingsway Character area.

This includes:

1. *sufficient garden depth and area is retained commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots*
2. *no healthy or mature trees would be felled or likely to be damaged*
3. *the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene*

To address these points individually in turn:

1. The garden depth has been retained and is commensurate with the size and character of the existing plot. It can accommodate appropriate tree planting in keeping with the character of the existing plots and further tree / hedge planting is planned.

2. No healthy or mature trees were felled or damaged. Some hedging was removed to allow for building works but these are being replaced. The new design has retained part of the former hedging, and new hedging is currently being planted along the length of the new boundary, behind the wall and fencing. This will provide a uniform height of hedging as per the former design, just above the new boundary fencing. The new boundary fencing design is open wooden slatted, so that the hedging is seen through the fencing, but is contained, providing an easier boundary to maintain adjacent to the highway.

3. The design is compatible with the character of good quality adjacent properties and fits well into the overall street scene. The new design is compatible with the character of the dwelling, with matching brickwork and a matching side gate.

The overall street-scene of Kingsway and surrounding streets consists of a diverse variety of boundary treatments, materials and heights.

This includes a similar mix of brick/wooden fencing, as seen at 101 Kingsway.



And similarly designed brick boundary treatments on other sections of Kingsway.



The new boundary treatment fits well with the overall street-scene, given that there is such a variety of boundary treatments and heights along Kingsway and surrounding streets.

As such, there is no standardised guidance that has been published regards specific finishes or heights of boundary treatments in the Kingsway Character Area in respect to elements of local distinctiveness. Given that there is such a diverse range of boundary treatments on Kingsway, there is no defined area distinctiveness, the replacement boundary is not thought to dilute any areas of distinctiveness. The replacement boundary is an improvement in the quality and characteristic, given it is of high quality, in keeping with the house design, easy to maintain and provides a safe boundary adjacent to the highway.

'*Elements of local distinctiveness*', without definition, is a subjective term, subject to interpretation.

The existing boundary does respect, maintain or enhance local distinctiveness.

As per the Local plan:

60.BE Development proposals which are in accordance with the other policies in this plan will be permitted provided they meet all the following criteria:

- *provide a high standard of landscape design and appropriate planting where required.*

The existing boundary has been constructed to a high standard and appropriate planting is underway, which will further enhance the design.

Guidance and Principles

It is important to recognise that any guidance does not prescribe hard and fast rules on the design of boundary treatments.

It is also important to recognise that the principles identified in the boundary planning regards height and material are intended as guidance only. Each individual development proposal should be carefully considered on its own merit.

The design has taken into account a number of characteristics, as they relate to the context of the development, including:

- Plot size and plot ratio
- The street-scene
- Trees and other landscape features
- Materials used
- Features and views

Former Boundary at 79 Kingsway (mix of brick pillars and wooden fence)



New Boundary at 79 Kingsway (brick wall, fencing and hedging)
- new hedging to be planted within the next 2-weeks.

