

KF Planning Consultancy

Planning Department
Eastleigh Borough Council
Eastleigh House
Upper Markey Street
Eastleigh
SO50 9YN

8 West Road
Woolston
Southampton
Hampshire
SO19 9AJ

t: [REDACTED]
e: [REDACTED]

Our Ref: KFPC/PN/TRAF/001

Your Ref:

Date: 30 November 2022

Dear Sir / Madam,

RETROSPECTIVE HOUSEHOLDER PLANNING APPLICATION: 2 TRAFFORD ROAD, FAIR OAK, SO50 7LB

I am pleased to enclose a retrospective householder planning application on behalf of my clients Mr and Mrs Nash for a fence which has been erected on the boundary of their property.

Context to Application

The submission of this application follows ongoing correspondence between the council's enforcement and planning officers regarding the erection of 2.1 metre high close boarded fence at their property.

The fence was placed on site in November 2021. This followed an arson incident at the property which resulted in the boundary hedge being destroyed as shown in the photographs below.





This resulted in the south (side) and west (front) boundaries of the property being left open which was of significant concern for my clients in terms of security, particularly as people had been seen attempting to enter the garden.

My clients did not appreciate that planning permission was required for the fence and were motivated only by securing their property and maintaining their safety in their home.

This householder application seeks to regularise the planning position and resolve this issue for my clients.

Proposal

The location and detail of the fence is shown in the site plan, elevations and photographs detailed on Plan PL.662.01.B.

The close boarded fence measures 2.1 metres high and extends along the southern side boundary (to the path and road) and then steps into the site where it joins an original part of fence adjacent to the garage. This part is set back from the main front boundary of the property to Trafford Road which remains open as in other adjacent properties.

The fence continues up to the boundary with the neighbouring property to the rear (no. 46 Dean Road) where there is a 3.8 metre boundary hedgerow which was not destroyed in the arson incident.

Evaluation of Proposals

The planning issues arising from the fence relate to its appearance and ensuring that there is no impact on visibility splays for cars arriving at and leaving the property in terms of highway safety.

Policy DM1 of the adopted **Eastleigh Borough Local Plan (2016-2036)** sets out a number of development control criteria for new development. The fence proposal meets the requirements in that it does not impact on the residential amenities of new and existing residents and is in keeping with the character and appearance of this urban residential area.

The fence is appropriate to the residential context of the site including the character and appearance of the area and in being well integrated in terms of scale, materials, layout and siting.

Whilst the side boundary was previously defined by a hedgerow, its loss was outside of the owner's control, and it was reasonable and important to secure their property (which abuts the footpath around to Dean Road) in these circumstances.

Provision of wooden fencing is reasonable and appropriate for a residential property and is present in the local area including by the substation to the south, to residential property no.48 Dean Road to the west and adjacent to footpaths and roads to the north of the application site including adjacent to no. 6, 26 and 34 Trafford Road.

The **Quality Places SPD (2011)** requires boundary treatments to reflect general local character and, further to the above, specifically advises that boundaries which abut a public footway should be as robust as possible.

The fence does not extend to the frontage of the site (to Trafford Road) and hence has no implications at all for visibility and highways safety.

Overall, the fence is therefore appropriate for this residential property, is essential to security and privacy, is a robust solution for this path adjoining boundary and will have no implications for highways safety.

The planning application form and drawing have been submitted via the Planning Portal (Ref: PP-11713454 dated 30 November 2022). The required application fee of £206 has also been paid online via the planning portal.

I trust you have sufficient information with which to register and determine the application, but please do not hesitate to contact me should you have any queries.

Yours sincerely,



Kerry Futter BA(Hons) MSc DipUD MRTPI
Planning Consultant

cc Mrs Pamela Nash