

DELEGATED OFFICER REPORT

Application Ref: H/22/94306

Site Address: 2 TRAFFORD ROAD, FAIR OAK, EASTLEIGH, SO50 7LB

Case Officer: Claire Campbell-Best

Description: Retention of boundary fence

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge HRA Screening Criteria – SAC, SPA, Ramsar and River Public Right of Way 25m Buffer Southern Water 2m Buffer – Foul Sewer		

Planning History	Yes ☐	No ☒
The site appears to have no planning history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>1no. comment from 13 Davidson Drive:</u> The proposed fence is not as tall as the previous hedge that was destroyed in the incident. This has unfortunately resulted in the exterior light of the property in question shining very brightly into the rear of a number of properties on Davidson Drive all throughout the night. This is quite intrusive and affects enjoyment of the property, sometimes making it difficult to sleep at night. It is respectfully requested that this is taken into account and either switched off, repositioned, or a taller barrier installed.		
Fair Oak Parish Council:	<u>Objection</u> Objection to the height. The estate was planned with open front gardens to give an airy feel. Out of keeping with the street scene		
Southern Water Services:	No objection		
HCC Access Development Officer (Rights of Way)	No comments received		
Asset Management:	No comments received		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 12/01/2023		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> 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 contains a two storey detached dwelling located on a corner plot between the junction of Trafford Road and Dean Road. The dwelling is set back from road by a modest front garden and driveway with an open frontage. There is a private rear and side garden which is enclosed by 2.1m boundary fence which is the subject of this planning application. The wider surroundings comprise of residential dwellinghouses set back from the road with open frontages with the most common boundary treatment being hedges and vegetation along with some boundary fencing in the nearby vicinity (48 Dean Road).

This application seeks to retain the 2.1m fence along the whole of the southern boundary and part of the western boundary. The fence replaced a hedge in the same location that was severely damaged by a fire and comprises of low level natural timber wooden sleepers (0.5m in height) and a timber close board fence positioned on top (1.6m in height). The fence has an expanse of 18.4m along the southern boundary and 3.2m along the western boundary, adjoining the existing older fencing in place. The sleepers and fencing is of a natural timber colour.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that the development is within the urban edge of Fair Oak where the principle of development is acceptable.

Design and Layout

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbouring, and be compatible in terms of mass, scale, layout, density, design and siting.

Further to the above policy context, the Quality Places SPD makes reference to boundary structures, being robust railing or brick walls and gates within urban areas, or hedge plants within rural areas. It also goes on to note that where private gardens adjoin a public space, they should be enclosed with brick walls of an appropriate height, rather than timber fences. In addition, and in general terms, it is advisable for boundaries that abut a public footway to be as robust as possible.

This application is seeking the retention of fencing spanning the length of the southern boundary, fronting Dean Road, whereby previously the boundary treatment comprised of an established hedgerow. Due to the corner location, the site forms the entrance to Trafford Close and alongside Dean Road which is a through road providing access onto Allington Lane and other closes/cul-de-sacs, therefore is considered to be a prominent and busy location in an urban area.

As noted, the majority of boundary treatments within the vicinity have an open and green visual aesthetic. Careful consideration has been given as to whether the fencing has a detrimental impact on the character of the area. These considerations being; the fence is of good quality design and will weather well into the surrounding area over time, side boundary fencing is seen on the adjacent neighbouring site (48 Dean Road), a small patch of open space and a conifer tree would remain in the south-western corner of the plot and still provides some green, open space to the plot and the surrounding area and the fence will provide a secure and robust boundary treatment for the applicant. On balance, with these considerations taken into account, the fence would be a suitable form of boundary treatment and would not warrant a refusal on design and visual amenity grounds.

Impact upon Neighbouring Amenities

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.

Owed to the location and type of development, the physical structure of the fencing is not considered to have an adverse impact upon the amenities of the neighbouring properties. The proposal is not considered to warrant reason for refusal in terms of its impact upon the amenities of the neighbouring properties.

In response to the neighbour who has commented on the exterior light shining into the properties of Davidson Drive, this has been noted, however it is advised this is reported to Environmental Health where this issue can be dealt with via more suitably with Environmental Health legislation.

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.

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 ☐