

DELEGATED OFFICER REPORT

Application Ref: H/22/94178

Site Address: 134 PARK ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 1HQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of fence

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/12589/003/00 - Erection of 9no. Flats in a three storey block with car parking, bin store, bike store, landscaping and vehicular access from paulson close following demolition of existing building - Refuse Planning Permission For - 12/03/2002 • Z/12589/004/00 - Erection of 8no. Flats in a three storey block with carparking, binstore, bike store, landscaping and vehicular access from paulson close following demolition of existing building (amended design) - Withdrawn By Applicant - 12/06/2002 • Z/12589/005/00 - Conversion and extension of existing dwelling to 5 apartments with associated vehicle parking, cycle and refuse stores with new vehicular access from park road - refuse planning permission for - 29/01/2003 • F/06/58613 - Rear conservatory - Permit - 09/01/2007		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	137 PARK ROAD – Support – Unaffected by the proposal		
Parish Council:	We have concerns that the fence as built may be regarded as intrusive, and insensitive to the area. We make the following observations: • While there is no entirely uniform design of boundary on this part of Park Road, the fence as built is different to any other boundary fronting the road. Additionally, other boundaries of this height tend to be “soft” hedging rather than “hard” fencing. • The fence also contains an extremely high solid fence post on Park Road, not specifically mentioned in the application. This post is significantly out of keeping with anything else in the area. • The photo on page 5 of the Planning Statement does not show the full visual impact of the fence, which is considerably greater looking at the fence rather than along it. • The position of the property on a street corner increases the visual impact of the fence when looking from Park Road, even though Paulson Close is a minor road.		
Tree Consultant:	No arboricultural objection		
HCC Highways:	No objection to the proposal from a highways perspective		

Site Visit:	Yes ☒	No ☐
Details: 21 st December 2022		

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: The application property is a two-storey detached dwelling lies on a corner plot, with its main principal elevation facing onto Paulson Close and with Park Road providing a side boundary. The surrounding area is residential in nature, many of the houses have been extended overtime to varying styles. The application is retrospective and seeks to retain a new wooden close boarded fence along the southern and eastern boundary of the site. The fence comprises natural timber vertical close boarded fencing, with natural timber posts and with a horizontal and open boarded section to the top. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance. <u>Character and Design</u> • 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 neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting. • The submitted plans show that the replacement fence varies in height from between 1.58m on Park Road, 1.67m turning the corner and 1.73m on the Paulson Road frontage. Although the new fence is generally higher than the previous one, it is considered to reflect the natural ground levels around the perimeter of the site frontage. Further, owing to the materials used and open boarded section to the top, it does not produce a sense of enclosure which is alien to its surroundings and disrupts the openness of the adjacent frontages. Its height is not detrimental to the street scene and general open character of the area. • It was noted from the site visit that there are new plantings behind the fence, and they are already growing over a metre in height with new shoots nearly reaching the top of the fence. The area overall has a verdant character and therefore the new plantings are considered to create an attractive evergreen feature and help to
--

soften the appearance of the new fence.

- Unlike many of the residential areas within Chandlers Ford and Hiltingbury, Park Road is not identified as a Special Policy and Special Character Area due to the variable street scene. There is no overwhelming defining characteristic or design in that area and there are many different examples of fences along Park Road and Paulson Close, therefore the new replacement fences do not have a significantly increased harmful impact or visually upon the character and appearance of the locality.

Impact on Residential Amenity

- 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.
- Owing to the nature and the location of the proposal, as well as the separation distance with the neighbouring properties, the replacement fence does not cause a significantly harmful impact on the amenity of any neighbouring properties in terms of loss of light, loss of outlook, loss of privacy or overbearing. It should be noted that no objections have been raised by any neighbours during the consultation period.
- The new boundary fence around the front garden due to its higher height can help to provide a robust and level of security to the property. It also provides privacy to the occupiers of the application property.
- The Parish Council has concerns that the fence fronting the public highway will be built to full height in the future. However, it is not part of the current proposal. In any event, the application must be determined on the basis of the site circumstances and on the merits of the current scheme.

Trees and landscaping

- As there are no significant trees within influencing distance of the fence, the Council's Tree Consultant raised no arboricultural objection to the proposal to retain it.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- Having undertaken an initial review, it would appear that the heightened fence line obscures visibility when exiting Paulson Close due to the height. As such, it was requested by HCC Highway to provide an appropriate visibility splay drawing.
- After reviewing the visibility splay drawings and checked the primary splay from Paulson Close to Park Road, it has been confirmed by HCC Highways that the appropriate visibility can be achieved even with the fence in place. As such, the fence has no adverse effect on highway safety and is acceptable from a highway point of view.

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.

The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change.

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:

- Subject to conditions
- It has been confirmed that the fence has no adverse effect on highway safety and the character of the immediate surroundings. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments