

DELEGATED OFFICER REPORT

Application Ref: H/23/94743

Site Address: 7 BREAMORE CLOSE, EASTLEIGH, SO50 4QB

Case Officer: Claire Campbell-Best

Description: Retention of the erected wooden shiplap fence with concrete posts and gravel boards.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Established Residential Area		

Planning History	Yes ☒	No ☐
Reference	Proposal	Decision
Z/30054/000/00	Single storey front and side extension	Permit – 24/03/1988
Z/30054/001/00	Single storey side and rear extensions	Permit – 17/10/2002

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None received		
Boyatt Wood Parish Council:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/05/2023		

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:
<u>Site and Proposal</u> The application site contains a detached bungalow and garage located on a corner plot on the junction of Breamore Close and Broadlands Avenue. The property itself fronts Breamore Close and the western boundary treatment comprises of a tall hedge and fence (which is the subject of this planning application) which fronts Broadlands Avenue. The surrounding area comprises of detached bungalows and semi-detached two storey dwellings with open frontages. Hedgerows and shrubbery are a common boundary treatment within the locality. This application seeks the retention of a 1.90m boundary fence which is located in front of the hedgerow. The fence spans 36.20m (approx.) along the western boundary up to the existing, older fence of the same height in the north western corner of the site. The majority of the fence abuts the public footway along Broadlands Avenue. The boundary fence itself is a timber closeboard fence of natural colour with concrete gravel boards and posts.

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 Boyatt Wood where the principle of development is acceptable.

Character and Appearance

Policy DM1 of the Eastleigh Borough Council 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, 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 plans within rural area. It also goes on to note that where private gardens adjoin a public space, they should be enclosed with brick wall 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 robust as possible.

This application is seeking the retention of fencing spanning the length of the western boundary, fronting Broadlands Avenue and abutting the public footway. The previous boundary treatment comprised solely of a mature and established hedgerow with a height of over 3m. The hedgerow still remains but it has been cut back slightly to make way for the fence but it is still of the same height.

The design of the boundary fence is suited to the host dwelling in terms of its form, scale and appearance. It would adjoin and be akin to the fencing that has been in place for several years. Over time, it is considered the boundary fence would weather and have the same appearance as the existing.

It is acknowledged the boundary fence has a large expanse along the whole of the western boundary to the site and is visible within the public domain. However, it is considered the existing hedgerow softens the appearance of the fence, making it appear less prominent along Broadlands Avenue and helps to maintain the greenery seen within the site and the locality.

On balance, the existing hedge mitigates any significant detrimental harm to the street scene. As such, a condition will be applied to ensure this hedge is retained in order to protect and retain the visual amenity to the surrounding area.

Residential Amenity

Policy DM1 of the Eastleigh Borough Council 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. Therefore, the development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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 ☐