

DELEGATED OFFICER REPORT

Application Ref: H/23/94810

Site Address: 44 BROADLANDS AVENUE, EASTLEIGH, SO50 4PA

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of fence erection following removal of hedging

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

Planning History?	Yes ☒	No ☐
• F/04/50601 - Rear conservatory - Permit - 14/05/2004		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No Objection		
Southern Water:	No Objection		

Site Visit:	Yes ☒	No ☐
Details: 23 rd May 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 Appraisal for Eastleigh (ELAC 32)

Assessment:
The application site is situated on a plot sloping down to the South. The western boundary treatment originally comprises of a tall hedge which separates the site from Broadlands Avenue, but now has been changed to a new boundary treatment (which is the subject of this planning application). The surrounding area is residential in nature and comprises of 1970s to 1980s two-storey developments. The application is retrospective and seeks to retain a replacement boundary treatment to the western boundary of the site. The new boundary treatment comprises natural timber vertical close boarded fencing, with hedgerow behind. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- 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.

Character and Design

- 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.
- By the change in ground levels, the replacement boundary fences vary in height that give a stepped appearance, and the hedgerow behind the fences appears to be of the same height with the pre-existing boundary hedges, only changing the scale to make way for the fences. Whilst the proposal removes a very large dense hedge along the western boundary of the application site which can provide visual amenity, it is considered that the design of the new replacement boundary treatment (close boarded timber fence with hedgerow behind) is quite commonplace within the close vicinity of the application site. In essence, it reflects a same design to that which is present at nearby property (7 Breamore Close). As such, it does not appear as an alien feature in views along the Broadlands Avenue; the new boundary treatment is still considered to respect and enhance the character of the locality. With the maturing of the hedgerow (and additional new planting), it will soon be completely assimilated into the street scene.

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.
- Owed to the nature and the location of the proposal, as well as the separation distance with the neighbouring properties, the new boundary treatment 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.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. The proposal has also been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

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.

- Ample parking is provided by the driveway at the front of the property. Further, the application relates to the replacement of boundary treatment, and therefore it does not impact upon the current parking provisions.

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 Environment 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
- The new boundary treatment has no adverse effect on highway safety and the character of the immediate surroundings. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments