

DELEGATED OFFICER REPORT

Application Ref: H/23/94915

Site Address: 307 HURSLEY ROAD, CHANDLER'S FORD, EASTLEIGH, SO53 5PJ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retention of boundary fence

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area • Within Built-up Area Boundary • Tree Preservation Order(s)		

Planning History?	Yes ☒	No ☐
• F/07/59674 - Erection of detached triple garage with store/office above at front - Refuse Planning Permission For - 22/05/2007 • H/20/88615 - Proposed carport - Permit - 07/04/2021 • H/21/90793 - Proposed garage/ outbuilding with first floor home office - Allowed - 01/02/2022 • DC/22/93942 - Discharge of condition 4 (Arboricultural Method Statement) of planning permission H/21/90793 for proposed garage/ outbuilding with first floor home office - Discharged - 20/10/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Tree Consultant:	No arboricultural objection to the retention of the fence		
The Asset Data Team:	Remember that a damaged cable may cause extensive loss of supplies, make expensive repairs necessary and cause serious or even fatal injury. If effective measures are not adopted to protect our equipment, we will take steps to recover the cost of any damage caused. Persons causing damage resulting in loss of supply to customers can be held legally responsible for any claims made by those customers. Promptness in reporting an incident will minimise costs. In most cases it is not practicable to make cables dead without interrupting supplies to our customers. But given adequate notice, we will wherever possible, give advice regarding special precautions which may be necessary on any site where particular problems are likely to be encountered. The right is reserved to make a charge for this service. Electricity cables can exist anywhere - under paths or roads, in gardens or driveways, on new housing or industrial development sites or even farmland.		
The Safety Admin Team:	Please note that privately owned gas pipes or ones owned by other GTs may be present in this area and information regarding those pipes needs to be requested from the owners.		

	In the event that gas pipes are present within your site, there may be restrictions on the work being undertaken to ensure the safety of your site and the protection of the gas pipes. When works on site are due to start, another request for information and updated maps must be made via our on-line system. Safe digging practices, in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas plant. Damage to our pipes can be extremely dangerous for your employees and the general public. The cost to repair our pipelines following direct or consequential damage will be charged to your organisation.
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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 Appraisals.

Assessment:
The application site is located within a well-established residential area, generally comprising large, detached dwellings within generous plots. Many trees within the locality are protected by Tree Preservation Orders including a number within the frontage of the application site and of those dwellings adjacent, at 4 Rothville Place to the north and 305 Hursley Road to the south. The application seeks approval for the retention of a 1.8m high timber close boarded fence which encloses the area of amenity space to the western and northern side of the application dwelling. <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 application property occupies a corner site with a frontage to Hursley Road and a long flank boundary adjacent to Rothville Place. The mix of mature trees, hedges, and grass verges gives the area a notably verdant and sylvan character. The present scheme comprises a 1.8m tall close-boarded timber fence that has been installed along the western and northern boundaries of the application property and has replaced a dense and well-established hedge. Due to its size, siting and material as well as the colour, the replacement boundary fencing is considered to detract from the appearance of the area. However, it was noted from the site visit that a small chunk of hedges remains and therefore it can provide an effective form of screening to appropriately soften or mitigate the visual impact of the new boundary fence. Owed to the position of the abovementioned hedges, the northern boundary fencing is not prominently visible within the street scene.
- With regards to the western boundary fence (the front boundary), given its position, materials as well as the colour, it is stark and prominent. However, it is acknowledged that a few properties along Hursley Road also have walls or fences along their frontages even though they are generally low or are painted with darker colour. In this instance, it is suggested to stain the fencing in an alternative colour to overcome its visual harm.

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 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.

Trees and landscaping

- Many trees within the locality are protected by Tree Preservation Orders including a number within the frontage, front garden and the rear garden of the application site. But having reviewed the submitted plans, the Council's Tree Consultant raised no arboricultural objection to the retention of the fence.

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.
- No impact with regards to off-street parking as no new bedrooms are proposed. There is no negative effect on access as well.

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:

- It is considered that painting the boundary fence in darker colour is an appropriate solution to limit its visual impact. The proposal can be recommended for approval but subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments