

DELEGATED OFFICER REPORT

Application Ref: H/23/95400

Site Address: 25 SOUTHERN ROAD, WEST END, SOUTHAMPTON, SO30 3ES

Case Officer: Dorothy Hei-Tung-Hoh

Description: Erection of front boundary fencing (Retrospective Application)

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

Planning History?	Yes ☒	No ☐
• F/21/91036 - Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling - Permit - 12/10/2021 • DC/22/92392 - Discharge of conditions 3 (arboricultural survey, method statement, tree protection plan) and 4 (materials) of planning permission F/21/91036 for erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling - Discharged - 23/03/2022 • DC/23/94759 - Condition 4-External Cladding-Hardie Plank-Anthercite Grey. Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling-F/21/91036 - Not discharged - 13/04/2023 • X/23/95259 - Variation of Condition 2 (approved plans) of planning permission F/21/91036 (Erection of detached four-bedroom dwelling and detached garage following demolition of existing dwelling) to replace approved plan PL04 with revised plan PL04 Rev A to allow the as built Hardie Plank weatherboard cladding in anthracite grey (from the approved Pearl Grey) - Refuse - 17/07/2023		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One supporting letter was received to the application.		
Parish Council:	Objection on the grounds of it not being in keeping with the street scene.		
Tree Consultant:	No arboricultural objection to the retention of the front fence.		

Site Visit:	Yes ☒	No ☐
Details: 20 th July 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:

Assessment:

The application property is a recently refurbished detached dwelling situated at the junction of Southern and Eastern Road. The plot is generously proportioned, featuring spacious front and rear gardens as well as a detached garage positioned to the side. The application seeks retrospective consent for the retention of the front boundary fence.

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.
- The site is also part of the character area of Hedge End, West End and Botley (HEWEB 7) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road.
 - ii) Retain the grass verges.

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.
- The prevailing characteristic of properties along Southern Road is the low boundaries, which ensures that the properties are readily visible and unobstructed. Consequently, the current front boundary fence, due to its height and nature, deviates significantly from the established character of Southern Road. It is considered to disrupt the overall street scene.
- Furthermore, the application site's location at a prominent junction magnifies the visual impact of any alterations to the front boundary, particularly those involving an elevation in fence height. The higher fence introduces disharmony within the immediate vicinity, and this disharmony is considered to disrupt the visual cohesion among neighbouring properties.
- The former front boundary treatment, characterised by low fences with hedges and trees, not only softened the visual impact of the boundaries but also introduced greenery. It contributes positively to the character and appearance of the area. However, with the introduction of the current taller front boundary fence limit opportunities for landscaping and limit the sense of spaciousness in the area. The absence of trees has also led to a stark street scene.
- Paragraph 134 of the NPPF states 'development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance documents. To conclude, due to the inconsistency of the front boundary treatment with the established street scene, its prominent location at a junction, and the potential negative impacts on the street's character, the proposal is considered to be contrary to the abovementioned policy and SPDs. In accordance

with Paragraph 134 of the NPPF this development is not considered well designed, nor does it reflect local design policies or the surrounding vicinity, thus warranting refusal.

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 separation distance, and location of the replacement boundary treatment, it does not cause a significantly harmful impact on the amenity of neighbouring properties in terms of loss of privacy and light. However, the visual amenities are impacted upon, but this is predominantly a design issue as addressed above and therefore does not warrant reason for refusal.

Trees and landscaping

- The site contains one tree offered protection by a tree preservation order. However, it is located at the rear garden and so the Council's Tree Consultant raised no arboricultural objection to the retention of the front 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.
- Due to its nature and location, the front boundary fence is not anticipated to have a direct impact in terms of parking provision as it does not encroach upon the existing parking areas.

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:

- The replacement boundary treatment, by reason of its design, height and prominent siting, results in a discordant addition. It has an unacceptable effect on the character and appearance of the street scene. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2021). For the reasons above, this proposal is recommended for refusal.
- Given that the boundary treatment is retrospective, there is little to no scope to amend the proposal. Therefore, the submission of amendments or withdraw are not the option to progress with. It is appropriate to proceed the application with a refusal.

Recommendation:

PERMIT ☐

REFUSE ☒

Comments