

KF Planning Consultancy

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Our Ref: KFPC/GC/DEAN/001

Your Ref:

Date: 25 August 2023

Dear Sir / Madam,

HOUSEHOLDER PLANNING APPLICATION: 46 DEAN ROAD, FAIR OAK, SO50 7JE

I am pleased to enclose a householder planning application on behalf of my client, Mrs Campbell, for a new 2.1 metre high fence along part of the side boundary fronting Dean Road.

Site, Surroundings and Context

The application site is located at the southern end of Dean Road close to its junction with Trafford Road. The site location, plot, site layout and existing boundary treatment is detailed on Plan PL.735.23.01.

A 2.1 metre high fence was approved at neighbouring property 2 Trafford Road in February 2023 (LPA Ref: H /22/94306) following a fire which had destroyed the boundary leylandii hedgerow.

No.46 Dean Close also has a leylandii hedgerow approximately 3.8 metres high. The hedgerow was partially damaged by the fire at the next door property, is difficult to maintain and is spreading out onto the footpath. The application proposals seek to address this.

Proposal

It is proposed to erect a new 2.1 metre high fence along the southern boundary of the property adjacent to the footpath and Dean Road. The location and specification of the proposed fence and how it will be located relative to the existing hedgerow is detailed on Plan PL.735.23.02.

The applicant wishes to maintain part of the hedgerow in order to maintain an attractive appearance and maintain screening and privacy to her garden and property.

The lower section of the hedgerow will be reduced in depth to enable a close boarded fence to be placed on the boundary. It will measure 2.1 metres high and will be of the same style and design as the existing fence on the southern boundary of no.2 Trafford Road.

Evaluation of Proposals

The key planning issues relevant to the proposals are its appearance in the street scene and ensuring that there is no detrimental impact in terms of highway safety.

Policy DM1 of the adopted **Eastleigh Borough Local Plan (2016-2036)** sets out a number of development control criteria for new development. The proposed fence meets the requirements in that it does not impact on the residential amenities of residents and is in keeping with the character and appearance of this urban residential area.

The **Quality Places SPD (2011)** requires boundary treatments to reflect general local character and, further to the above, specifically advises that boundaries which abut a public footway should be as robust as possible.

The fence is appropriate to the residential context of the site including the character and appearance of the area and in being well integrated in terms of scale, materials and siting.

The retention of the hedgerow behind the fence will maintain an element of green frontage to the property and street scene.

Provision of such a fence is reasonable and appropriate for a residential property and is present in, and a feature of, the local area, primarily at no.2 Trafford Road but also by the substation to the south, to residential property no.48 Dean Road to the west and adjacent to footpaths and roads near the application site including adjacent to no. 6, 26 and 34 Trafford Road and at the junction of Dean Road with Highbury Close.

In terms of highway safety, the proposal will result in the reduced depth of the 3.8 metre high leylandii hedge and hence even though the proposed fence is 2.1 metres high, there will be improved visibility on turning right out of the property when compared to the current situation as shown in Section A-A on Plan PL.735.23.02. As such, there is a potential improvement to highway safety in this part of Dean Road.

Overall, the fence is therefore appropriate for this residential property, is a robust more easily maintainable solution for this path adjoining boundary and will enhance visibility.

The planning application form and drawings have been submitted via the Planning Portal (Ref: PP-12404204 dated 25 August 2023). The required application fee of £206 has also been paid online via the planning portal.

I trust you have sufficient information with which to register and determine the application, but please do not hesitate to contact me should you have any queries.

Yours sincerely,

A black rectangular box redacting the signature of Kerry Futter.

Kerry Futter BA(Hons) MSc DipUD MRTPI
Planning Consultant

cc Mrs Campbell