



Bishopstoke Fair Oak and Horton Heath Local Area Committee

27 September 2023





Agenda 8: Planning Application - H/23/94919

32 Bradshaw Close, Fair Oak, Eastleigh, SO50 7BS

Retention of a new boundary fence and raising of new patio
(Amended H/22/93556)



Update 1: Committee Decision and Information required

- During the previous meeting, the committee **deferred** the application.
- Deferred due to a need for **additional information and clarifications**.
- Requested **precise dimensions** for each corner of the proposed raised patio.
- Inquired about the dimensions of the **previous patio** and **proposed changes to the shared boundary height**.
- **A proposal was introduced** to reduce the raised patio's size and add steps from the single-storey side extension's door.



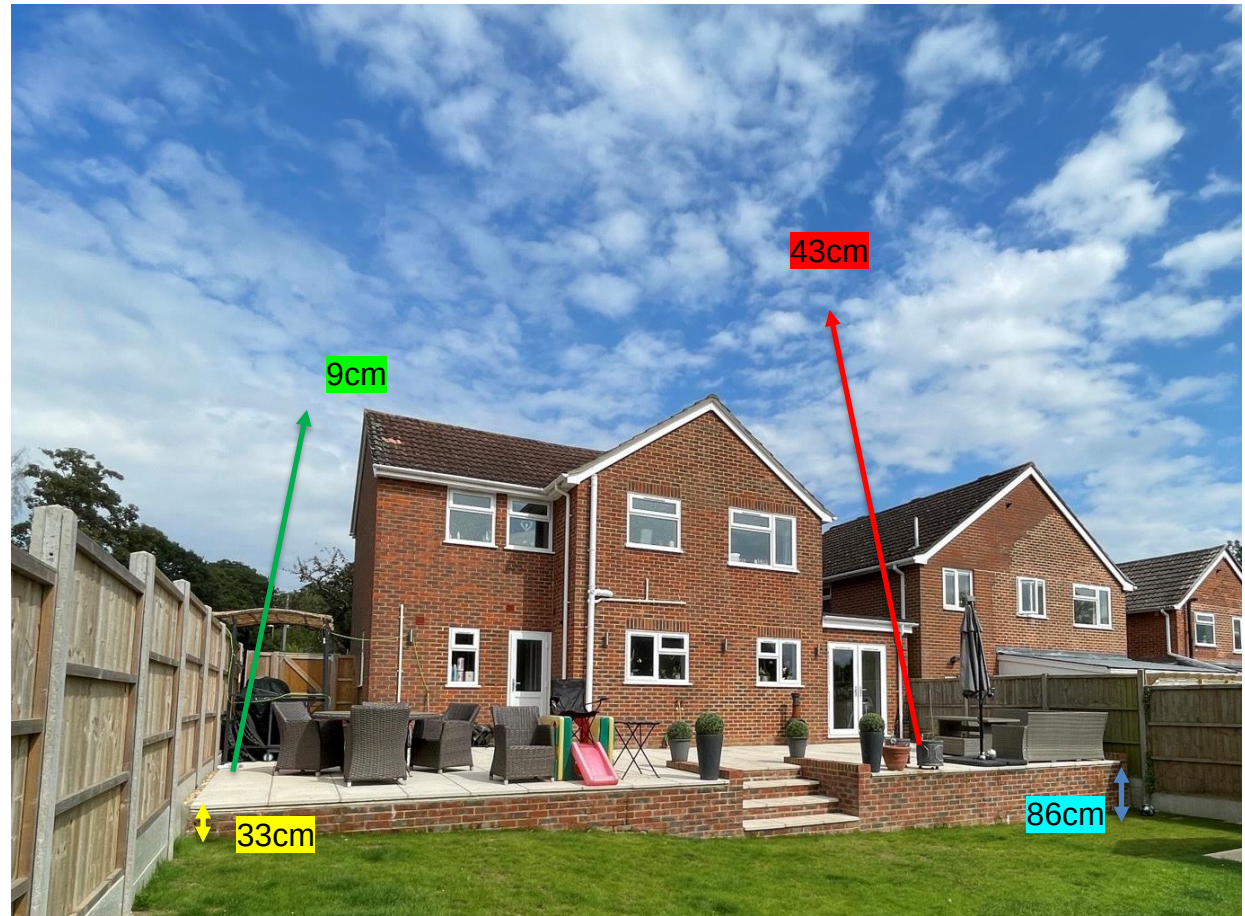
Update 2: Patio Dimensions

- On-site measurements conducted since the last meeting.
- Ground level exhibits **non-uniformity** with gradual slopes from **north to south** and **east to west**.



Update 2: Patio Dimensions

- top left corner: 9cm
- bottom left corner: 33cm
- top right corner: 43cm
- bottom right corner: 86cm



Update 2: Patio Dimensions

- Width: 13.3m
- Length along the southern boundary: 5.0m
- Length along the northern boundary: 8.6m



Update 3: Pre-Existing Patio

- The previous patio occupied **half the site's width** and had a depth approximately **equal to the height of concrete kickboards**.



Update 4: Existing Fence Heights and Proposed Changes



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- From the application site's side: Current fence height from the patio level to the top of the fence: **1.5m**



Update 4: Existing Fence Heights and Proposed Changes

- From the neighbour's side (31 Bradshaw Close): the fence height from ground level to the top is currently **2m**



Update 4: Existing Fence Heights and Proposed Changes

- From the application site's side: proposed elevation for the first three panels will raise the fence height to **1.8m** above the patio level.



Update 4: Existing Fence Heights and Proposed Changes



Update 4: Existing Fence Heights and Proposed Changes

- From the neighbour's side (31 Bradshaw Close): this will increase the fence height to **2.3m**



Residential Amenity

Would mitigate the potential for harmful overlooking

30cm

Original 2m

approximately 2.3m in height after
replacing with the new fence



Residential Amenity



Update 5: Applicant's Response to Committee Suggestions

- Committee suggestions to **alter the patio size and the location of steps** were conveyed to the applicant.
- The applicant expressed **reluctance** to undertake these modifications.
- Previous recommendations and conditions **remain unaltered**.



Recommendation

PERMIT subject to the conditions set out in the agenda

Within 3 months from the date of this permission, the existing boundary treatment along the southern side of the patio/terrace (i.e., the first 3 panels from the rear of the dwelling) shall be raised to a height of 1.8 metres above the level of the patio/terrace. The revised boundary treatment shall match as closely as possible, in type, colour and texture that used on the remainder of the southern boundary fence and permanently retained for the lifetime of the development.





Thank you

